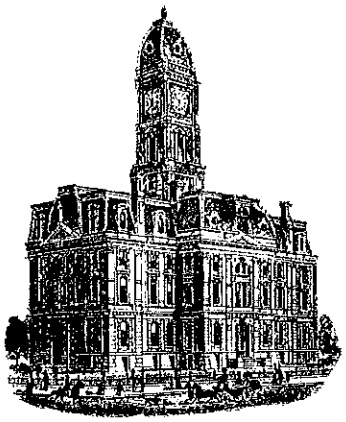

SURVEYOR'S OFFICE

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, Woodside at West Clay Arm

Attached is a petition filed by SNAP II Properties, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Woodside at West Clay 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	678 ft.	30" RCP	213ft.
15" RCP	924 ft.	36" RCP	182 ft.
18" RCP	599 ft.	6" SSD	7,263 ft.
24" RCP	395 ft.	Open Ditch	750 ft.

The total length of the drain will be 11,004 feet.

The length of open ditch shown above is the straight line distance between inlets into Lake #1 (Str. 401, 406 and 425) and the outlet of Lake #1 (Str. 400).

The detention basin (Lake 1) located in Common Area #2 is 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 detention basin (Lake 1) 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.

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

Curbline SSD in Streets:
Azteca Lane
Soundview Place
Woodside Drive
Woodside Avenue

Front/Rear Yard SSDs:
Rear yard lots 1 to 3 from Str. 405 to Str. 405A
Rear yard lots 4 to 8from Str. 405A to Str. 414
Rear yard lots 9 to 11 from Str. 414 to Str. 415
Rear yard lots 12 to 14 from Str. 415 north to riser
Rear yard lots15 to 17 from Str. 416 north to riser
Rear yard lots 18 to 22 from Str. 428 west to riser
Rear yard lots 23 & 24 from Str. 428 to Str. 427
Rear yard lots 25 to 27 from Str. 427 to Str. 426
Rear yard lots 27 & 28 from Str. 426 south to riser
Rear yard lots 29 & 30 from Str. 407 east to riser
Rear yard lots 31 & 32 from Str. 407 west to riser
Rear yard lots 37 & 38 from Str. 411 north to riser
Rear yard lots 39 & 40 from Str. 411 south 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 $2,892.80.

In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that time.

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 Woodside at West Clay 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

MAY 31 2017

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 Woodside at West Clay Subdivision, Section _____ 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 Woodside at West Clay, 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

Signed	Signed
SNAP II Properties, LLC by Nick Churchill	
Printed Name	Printed Name
May 17, 2017	
Date	Date
Signed	Signed
Printed Name	Printed Name
Date	Date

Adobe PDF Fillable Form

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain, Woodside at West Clay 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, Woodside at West Clay 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.stoeppelwerth.com

August 1, 2017

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

Attention: Greg Hoyes

Re: Woodside at West Clay

Dear Mr. Hoyes:

On behalf of the developer SNAP II Properties, LLC, please accept this Engineer's Estimate for Woodside at West Clay. The estimate is as follows:

ITEM NAME:	UNIT	QUANTITY	UNIT COST	AMOUNT
STORM SEWER				
12" RCP	LF	678	$ 23.85	$ 16,170.30
15" RCP	LF	924	$ 29.50	$ 27,258.00
18" RCP	LF	599	$ 33.50	$ 20,066.50
24" RCP	LF	395	$ 45.80	$ 18,091.00
30" RCP	LF	213	$ 59.00	$ 12,567.00
36" RCP	LF	182	$ 74.00	$ 13,468.00
12" END SECTION	EA	1	$ 1,242.00	$ 1,242.00
15" END SECTION	EA	1	$ 1,258.00	$ 1,258.00
18" END SECTION	EA	1	$ 1,316.00	$ 1,316.00
36" END SECTION	EA	1	$ 2,146.00	$ 2,146.00
12" TRASH GUARD	EA	1	$ 449.00	$ 449.00
15" TRASH GUARD	EA	1	$ 465.00	$ 465.00
18" TRASH GUARD	EA	1	$ 511.00	$ 511.00
36" TRASH GUARD	EA	1	$ 975.00	$ 975.00
MANHOLE, STANDARD	EA	11	$ 2,125.00	$ 23,375.00
MANHOLE, LARGE	EA	6	$ 2,740.00	$ 16,440.00
STANDARD INLET	EA	5	$ 1,475.00	$ 7,375.00
DOUBLE INLET	EA	4	$ 2,856.00	$ 11,424.00
CURB SSD	LF	5340	$ 9.20	$ 49,128.00
SWALE SSD	LF	2470	$ 9.20	$ 22,724.00
SSD LATERALS	EA	40	$ 93.00	$ 3,720.00
GRANULAR BACKFILL	TON	1058	$ 12.00	$ 12,696.00
			STORM SEWER SUBTOTAL:	**$ 262,864.80**
	STORM SEWER PERFORMANCE BOND (120%):			**$ 315,437.76**

MONUMENTATION				
LOT CORNERS	EA	1	$ 3,900.00	$ 3,900.00
CENTERLINE	EA	1	$ 2,040.00	$ 2,040.00
CONCRETE 4X4 PROPERTY CORNERS AT ROW	EA	1	$ 1,350.00	$ 1,350.00
			MONUMENTATION SUBTOTAL:	**$ 7,290.00**
			MONUMENTATION PERFORMANCE BOND (120%):	**$ 8,748.00**

If you have any questions regarding these estimates, please contact Brian Robinson at (317) 570-4763.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

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

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

Cc: Nick Churchill
BKR/meb
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BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Williams Creek Drain, Woodside at West Clay 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, Woodside at West Clay 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, Woodside at West Clay Arm

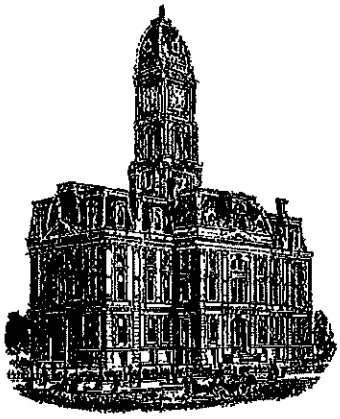
NOTICE

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



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

To: Hamilton County Drainage Board **February 5, 2018**

Re: Williams Creek Drain – Woodside at West Clay

Attached are as-built, certificate of completion & compliance, and other information for Woodside at West Clay. 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 511-512) The changes are as follows: the 12" RCP was lengthened from 678 feet to 679 feet. The 15" RCP was shortened from 924 feet to 920 feet. The 18" RCP was lengthened from 599 feet to 603 feet. The 24" RCP was lengthened from 395 feet to 396 feet. The 30" RCP was lengthened from 213 feet to 216 feet. The 36" RCP was shortened from 182 feet to 179 feet. The 6" SSD was lengthened from 7,263 feet to 7,288 feet. The open ditch was lengthened from 750 feet to 755 feet. The length of the drain due to the changes described above is now **11,036 feet**.

The non-enforcement was approved by the Board at its meeting on October 23, 2017 and recorded under instrument #2017057047. Sureties were not posted for this project in accordance with IC 36-7-4-709.

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

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Woodside at West Clay

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.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

Signature: _____ Date: February 1, 2018

Type or Print Name: David J. Stoeppelwerth

Business Address: Stoeppelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

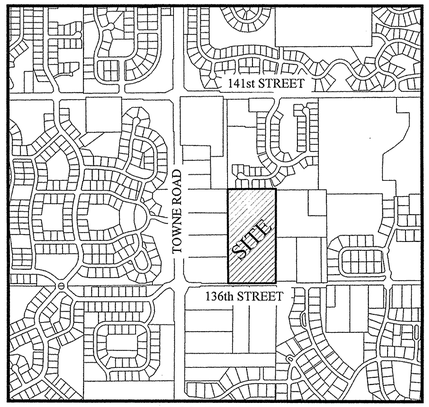
SEAL

INDIANA REGISTRATION NUMBER

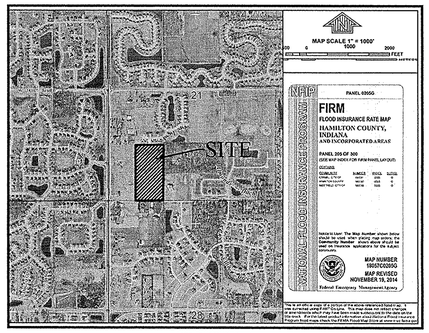
19358

WOODSIDE at WEST CLAY

Developed by: Snap II Properties, LLC
P.O. BOX 554
Carmel, IN 46082
Phone: (317) 580-9693
Contact Person: Nick Churchill
Email: Nick@Pittmanpartners.com



LOCATION MAP
SCALE: 1"=1000'



FLOOD MAP
SCALE: N.T.S.
FIRM #18057C0205G

FLOOD STATEMENT
This is to certify that NO portion of the property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18057C 0205G of the Flood Insurance Rate Maps dated November 19, 2014.

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C101	TOPOGRAPHICAL SURVEY
C200-C203	SITE DEVELOPMENT PLAN EMERGENCY FLOOD ROUTE OVERALL UTILITY 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-C408	STREET PLAN & PROFILES INTERSECTION DETAILS TRAFFIC CONTROL PLAN
C500-C502	SANITARY SEWER PLAN & PROFILE UNSEWERED WATERSHED MAP
C600-C602	STORM SEWER PLAN & PROFILES
C700-C701	WATER PLAN
C800-C805	CONSTRUCTION DETAILS SANITARY STORM STREET

REVISIONS

SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS 05/01/17 DCM
ALL	REVISED PER CTRWD COMMENTS 06/20/17 DCM
ALL	REVISED PER COMMENTS 06/30/17 KRG
C500-C502	REVISED PER COMMENTS 07/13/17 KRG
C500 & C600	ADDED EX. WATER CROSSING 07/17/17 KRG
ALL	REVISED STREET NAMES 10/06/17 CCE
ALL	AS BUILTS 12/06/17 CCE

SITE DATA

LARGEST LOT	18,972 sq.ft.
SMALLEST LOT	8,450 sq.ft.
AVERAGE LOT SIZE	10,763 sq.ft.
TOTAL LOTS	40
TOTAL ACRES	20.337 Ac.±
GROSS DENSITY	1.97 Lots/Ac.
TOTAL COMMON AREA	6.944 Ac.±
PRESENT ZONING	Woodside at West Clay PUD Z-618-16
SUBMITTAL DATE	10/21/16
EST. START CONSTRUCTION	06/01/17

PRIMARY BUILDING SETBACKS

MIN. FRONT BUILDING LINE	15'
SIDE YARD/AGGREGATE	0' MIN./10' AGGREGATE/6' BTWN. STRUCTURES
REAR YARD	20'
MAXIMUM LOT COVERAGE	60%

ACCESSORY BUILDING SETBACKS
(beyond 10' from primary building)

MIN. FRONT BUILDING LINE	25' FROM FRONT OF BUILDING OR SETBACK LINE - WHICH EVER IS GREATER
SIDE / REAR YARD	5' FROM LOT LINE OR 3' FROM EASEMENT

ACCESSORY BUILDING SETBACKS
(within 10' of primary building)

MIN. FRONT BUILDING LINE	25' FROM FRONT OF BUILDING OR SETBACK LINE - WHICH EVER IS GREATER
SIDE / REAR YARD	see PRIMARY BUILDING SETBACKS

*REFER TO PUD FOR ARCHITECTURAL STANDARDS

DESIGN DATA

40 LOTS
20.337 AC. = 1.97 LOTS/ACRE

WOODSIDE HOLLOW DRIVE	1,389.39 L.F.
SOUNDVIEW PLACE	803.08 L.F.
SUNBLAZE DRIVE	313.01 L.F.
TOTAL	2,505.48 L.F.

DESIGN SPEED LIMIT: 25 M.P.H

OPERATOR ON N.O.I. LETTER:

SNAP II PROPERTIES, LLC
P.O. BOX 554
Carmel, Indiana 46082
Contact: Nick Churchill
Phone: (317) 580-9693

OPERATING AUTHORITY

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

UTILITY CONTACTS:

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

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

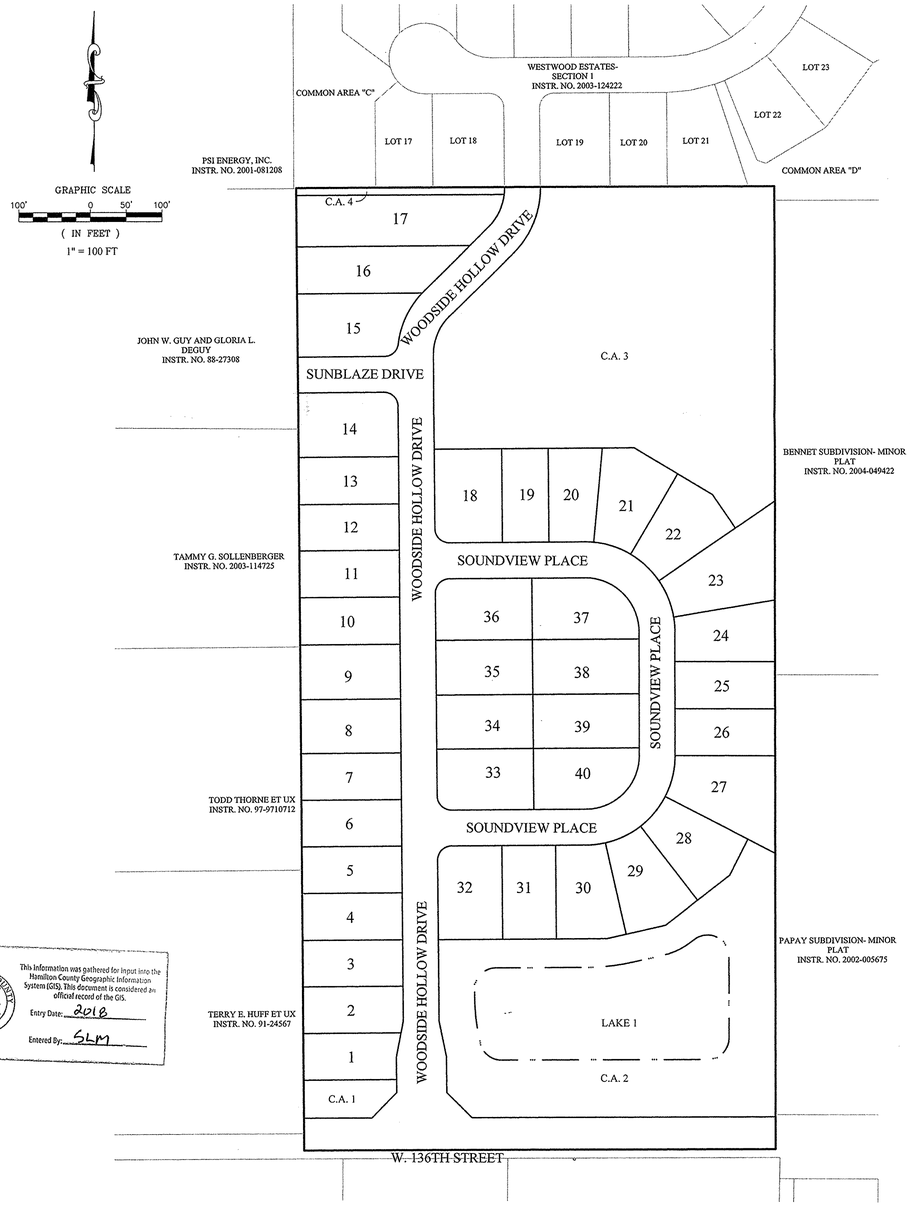
AT & T - Engineering
240 North Meridian Street
2nd Floor, Room 280
Indianapolis, Indiana 46204

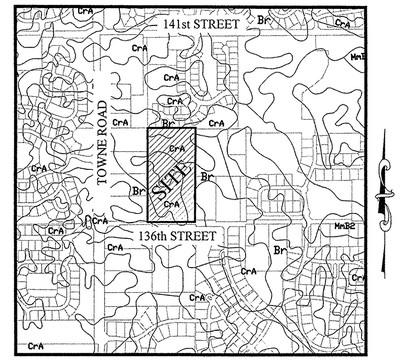
Brighthouse Networks
3030 Roosevelt Avenue
Indianapolis, Indiana 46218

Duke Energy
100 South Mill Creek Road
Noblesville, Indiana 46060

Vectren Energy
16000 Allisonville Road
Noblesville, Indiana 46060

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1" = 100 FT





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

Map Unit: CrA - Crosby silt loam, 0 to 2 percent slopes

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

WOODSIDE AT WEST CLAY

A part of the Southwest Quarter of Section 21, Township 18 North, Range 3 East in Clay Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 00 degrees 15 minutes 08 seconds East along the west line thereof 1297.22 feet; thence South 89 degrees 58 minutes 53 seconds East 672.44 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 40 minutes 06 seconds East 668.70 to a point on the east line of the West Half of said Quarter Section; thence South 00 degrees 05 minutes 47 seconds East along the East line thereof 1334.64 feet to the South line of said Quarter Section; thence South 89 degrees 39 minutes 12 seconds West along the South line thereof 658.73 feet; thence North 00 degrees 31 minutes 28 seconds West 1334.81 feet to the place of beginning, containing 20.337 acres, more or less, subject to all legal highways, rights-of-ways and easements on record.

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
12/6/2017

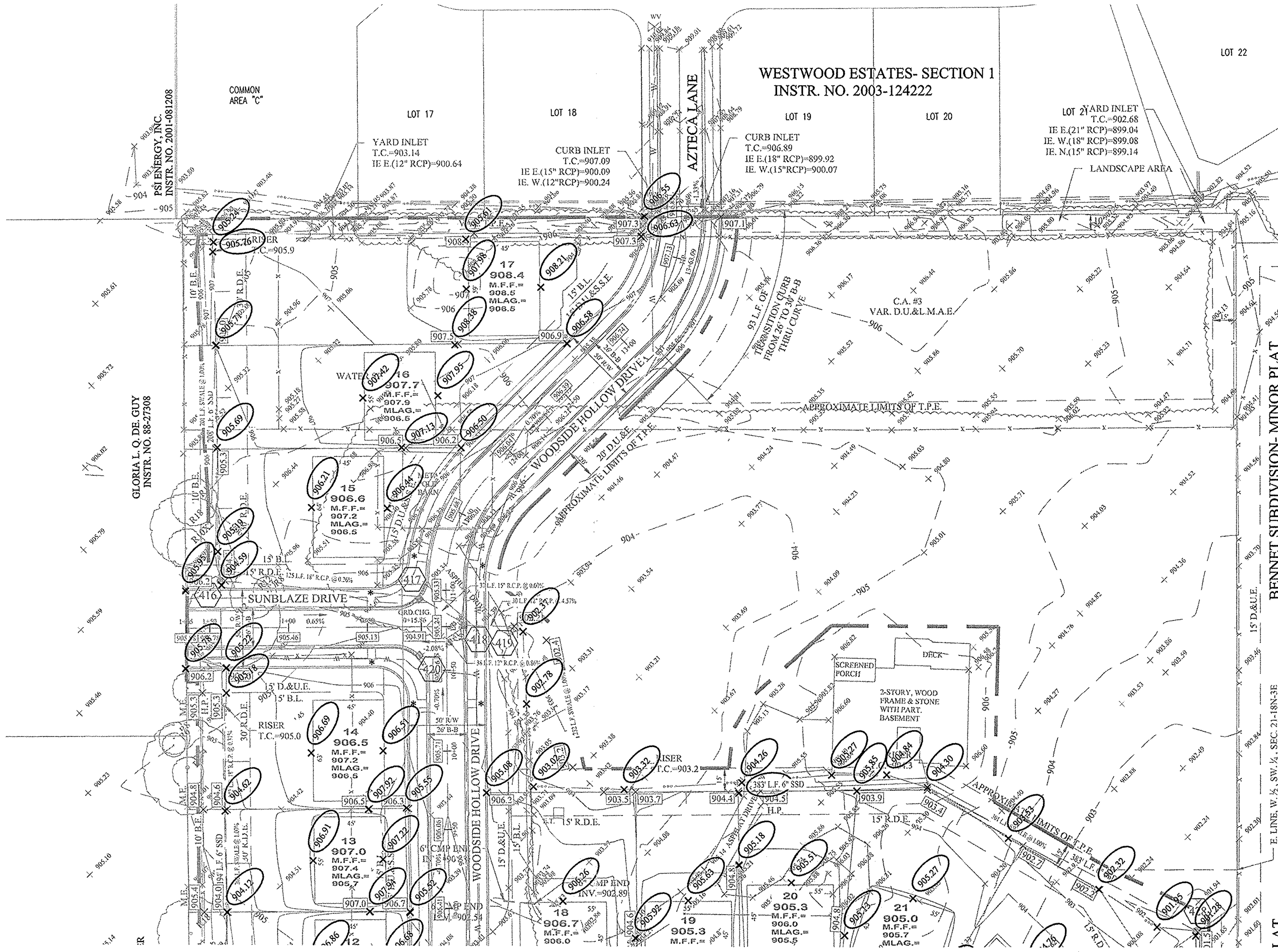
DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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: BRIAN K. ROBINSON
EMAIL: BROBINSON@STOEPPELWERTH.COM

PLANS CERTIFIED BY:

David J. Stoeppelwerth 03/17/017
DAVID J. STOEPPELWERTH
PROFESSIONAL LAND SURVEYOR
NO. 19358

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



NOTES TO CONTRACTOR:

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

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

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

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

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

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

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

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

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

FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER COMMUNITY PANEL No. 18057C0205G OF THE FLOOD INSURANCE RATE MAPS DATED NOVEMBER 19, 2014

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

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

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

LEGEND

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

4" SSD TO LOT
RISER TC
DUAL WALL, HANCOR HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)
SEE SUMP PLAN SHEETS C603 FOR CLARITY & LABELS

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
HAMILTON COUNTY INDIANA

RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
12/6/2017

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

STRUCTURE TABLE

SEE RECORD DRAWING

STR.#	STR. CALLOUT	STR. TYPE	T.C.	CASTING TYPE	DIAMETER IN	DIRECTION IN	INV._IN	DIAMETER OUT	DIRECTION OUT	INV_OUT	SLOPE
400	OUTLET CONTROL	SEE DETAIL	899.75	SEE DETAIL				15" R.C.P.	SE	[illegible].35	0.26%
401	END SECTION				24" R.C.P.	SW	896.30				
402	DOUBLE CURB INLET	DOUBLE CURB INLET W/ 2' SUMP	901.43	R-3501-TR-TL	15" R.C.P.	W	896.88	24" R.C.P.	NE	896.78	0.51%
403	DOUBLE CURB INLET	DOUBLE CURB INLET	901.55	R-3501-TR-TL	12" R.C.P.	W	897.10	15" R.C.P.	[illegible]	897.00	0.24%
404	YARD INLET	STD. MH.	902.32	R-4342	12" R.C.P.	N	897.54	[illegible]	E	897.44	0.30%
405	YARD INLET	STD. MH.	901.67	R-4342	12" R.C.P.	N	897.8[illegible]	[illegible] R.C.P.	S	897.79	0.56%
405A	YARD INLET	STD. MH.	902.73	R-4342				12" R.C.P.	S	898.81	0.47%
406	END SECTION				36" R.C.P.	N	[illegible].29				
407	MANHOLE	STD. MH. 60"	903.51	R-1772	36" R.C.P.	N	896.48	36" R.C.P.	S	896.40	0.30%
408	CURB INLET	STD. MH. 60" W/ SUMP	903.64	R-3501-L2	30" R.C.P.	N	896.74	36" R.C.P.	S	896.64	0.22%
408A	CONTECH BMP	CDS3035-6-C-558857-10	903.80	R-1772	36" R.C.P.	[illegible]	[illegible].58	36" R.C.P.	S	896.56	0.07%
409	CURB INLET	STD. MH. 60"	903.52	R-3501-L2	30" R.C.P.	NW	896.89	30" R.C.P.	S	896.83	0.35%
410	MANHOLE	STD. MH. 60"	904.46	R-1772	30" R.C.P.	N	896.95	30" R.C.P.	SE	896.93	0.11%
411	YARD INLET	STD. MH. 60"	902.98	R-4342	24" R.C.P. 15" R.C.P. 15" R.C.P.	W N E	897.35 897.35 897.59	30" R.C.P.	S	897.24	0.19%
412	DOUBLE CURB INLET	DOUBLE CURB INLET	904.85	R-3501-TR-[illegible]	24" R.C.P.	W	897.90	24" R.C.P.	E	897.85	0.34%
413	DOUBLE CURB INLET	DOUBLE CURB INLET	904.72	R-3501-[illegible]	24" R.C.P.	W	897.98	24" R.C.P.	E	897.94	0.15%
414	YARD INLET	STD. MH.	902.[illegible]1	R-4342	18" R.C.P.	N	898.14	24" R.C.P.	E	898.14	0.12%
415	YARD INLET	STD. MH.	903.[illegible]3	R-4342	18" R.C.P.	N	899.10	18" R.C.P.	S	899.00	0.42%
416	YARD INLET	STD. MH.	904.69	R-4[illegible]	18" R.C.P.	E	900.04	18" R.C.P.	S	899.94	0.31%
417	CURB INLET	STD. MH.	904.97	R-3501-L2	15" R.C.P.	SE	900.48	18" R.C.P.	W	900.37	0.26%
418	CURB INLET	STD. MH.	905.[illegible]	R-3501-L2	12" R.C.P. 12" R.C.P.	E SW	901.00 900.83	15" R.C.P.	NW	900.70	0.60%
419	END SECTION							12" R.C.P.	W	902.37	4.57%
420	CURB INLET	24X24 BOX	904.86	R-3501-L2				12" R.C.P.	NE	901.15	0.86%
421	CURB INLET	STD. MH.	903.57	R-3501-L2	12" R.C.P.	N	899.55	15" R.C.P.	S	899.47	1.25%
422	CURB INLET	24X24 BOX	903.65	R-3501-L2				12" R.C.P.	S	899.81	1.00%
423	CURB INLET	STD. MH.	903.64	R-3501-L2	12" R.C.P.	E	899.58	15" R.C.P.	W	899.50	1.19%
424	DOUBLE CURB INLET	DOUBLE CURB INLET	903.67	R-3501-TR-TL				12" R.C.P.	W	899.79	0.81%
425	END SECTION				15" R.C.P.	N	896.25				
426	YARD INLET	STD. MH.	902.43	R-4342	15" R.C.P.	N	896.88	15" R.C.P.	S	896.78	0.30%
427	YARD INLET	24X24 BOX	901.28	R-4215-C	12" R.C.P.	N	897.61	15" R.C.P.	S	897.51	0.29%
428	YARD INLET	24X24 BOX	901.39	R-4215-C				12" R.C.P.	S	898.29	0.33%
[illegible]	YARD INLET	EXISTING	899.87	R-4342	15" R.C.P. 15" R.C.P. 12" R.C.P.	NW W E	896.07 895.87 895.82	21" R.C.P.	SE	895.72	-0.09%

DRAINAGE SUMMARY
OVERALL
Site Acreage=+/-20.33 ac.
Allowable Release Rate:
10yr = 2.102 c.f.s. 100yr = 6.305 c.f.s.
Post Developed Release Rate:
10 yr = 1.622 c.f.s. 100 yr = 5.724 c.f.s.
Detention Required: 263,864 cubic feet

Detention Provided: 349,947 cubic feet

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 THIS SHEET

BENCHMARK:

HCBR-5
HAMILTON COUNTY CONTROL DISK AT THE NORTH END OF THE EAST HEADWALL OF DITCH ROAD OVER HENLEY CREEK.

NAVD. 88
ELEV.=888.34

NAD83 INDIANA STATE PLANE COORDINATES

BEARING BASED UPON GRID NORTH, INDIANA STATE PLANE, EAST ZONE (NAD 1983). THIS BEARING BASE DIFFERS FROM THE RECORD DEED BEARING BASE BY A ROTATION OF 0°21'01 COUNTER-CLOCKWISE.

EARTHWORK:

1. EXCAVATION

   A. Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
   B. Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.

2. REMOVAL OF TREES

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

3. PROTECTION OF TREES

   A. The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
   B. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.

4. REMOVAL OF TOPSOIL

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

5. UTILITIES

   A. Rules and regulation governing the respective utility shall be observed in executing all work under this section.
   B. It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.

6. SITE GRADING

   A. Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
   B. The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
   C. The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

FORM\EARTHWRK

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

1. Definitions

   a. Minimum Flood Protection Grade of all structures fronting a pond or open ditch shall be no less than 2 feet above any adjacent 100-year local or regional flood elevations, whichever is greater, for all windows, doors, pipe entrances, window wells, and any other structure member where floodwaters can enter a building.

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

2. Standard: Lowest Adjacent Grade

   a. General

   i. The Lowest Adjacent Grade for residential, commercial, or industrial buildings shall have two feet of freeboard above the flooding source's 100-year flood elevation under proposed conditions.

   b. For areas outside a Special Flood Hazards Area (SFHA) or FEMA or IDNR designated floodplain

   i. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the 100-year pond elevation or 2 feet above the emergency overflow weir elevation, whichever is higher.

   ii. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow path/ponding elevation across the property frontage.

   iii. In addition to the Lowest Adjacent Grade requirements, any basement floor must be at least a foot above the normal water level of any wet-bottom pond.

3. Design Notes:

   a. Each lot that is adjacent to a pond, open ditch or flooding source has a flood protection grade. There are instances where there are multiple different flooding sources for 1 structure. In this case, there should be a flood protection grade listed for each side of the structure in the event that piping from the structure discharge to either flood source.

   b. Finished floor elevation or the lowest building entry elevation shall be no less than 6 inches above finished grade around the building. Also, the building's lowest entry elevation that is adjacent to and facing a road shall be a minimum of 15 inches above the road elevation.

DATE	MARK	REVISIONS	BY
12/06/17		AS BUILTS	CCE
06/30/17		REVISED PER COMMENTS	KRG
06/20/17		REVISED PER CTRWD COMMENTS	DCM
05/01/17		REVISED PER TAC COMMENTS	DCM

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

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

CERTIFIED: 03/17/17

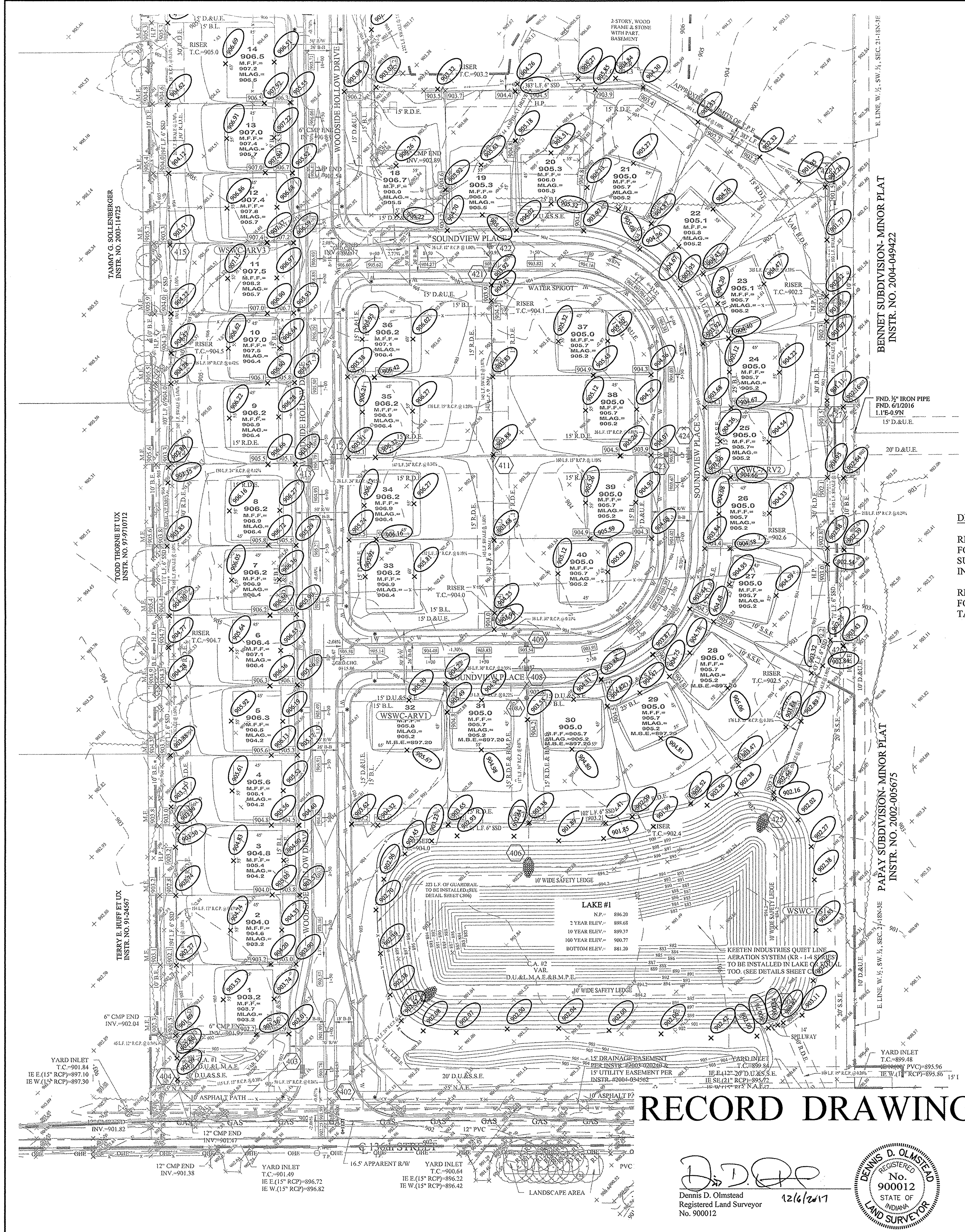
David J. Stoeppelwerth

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

SITE DEVELOPMENT PLAN
WOODSIDE AT WEST CLAY
CARMEL HAMILTON COUNTY, INDIANA

DRAWN BY: KRG
CHECKED BY: BKR
SHEET NO. C201
S & A JOB NO. 56325PIT-S1

File Name: S:\56325PIT-S1\DWG\C200-Site Development Plan.dwg - C201
Modified / By: December 6, 2017 11:57:47 AM / cesposito
Plotted / By: December 6, 2017 2:03:31 PM / Christian Esposito



RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
12/6/2017

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

NOTES TO CONTRACTOR:

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

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

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

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

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

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

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

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

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

FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER COMMUNITY PANEL No. 18057C0205G OF THE FLOOD INSURANCE RATE MAPS DATED NOVEMBER 19, 2014

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

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NORTH: RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
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DRAINAGE SUMMARY

REFERENCE SHEET C201 FOR DRAINAGE SUMMARY INFORMATION.

REFERENCE SHEET C201 FOR STRUCTURE DATA TABLE.

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FOR SANITARY SEWER LOCATES
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FOR STORM AND PIPE CHARTS SEE SHEET C201

EARTHWORK:

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

HCBR-5
HAMILTON COUNTY CONTROL DISK AT THE NORTH END OF THE EAST HEADWALL OF DITCH ROAD OVER HENLEY CREEK.

NAVD. 88
ELEV.=888.34

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(IN FEET)
1" = 50 FT

LEGEND

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S	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
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870	PROPOSED CONTOUR
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MLAG XXX.X	MINIMUM LOWEST ADJACENT GRADE (FLOOD PROTECTION)
	CONSTRUCTION LIMITS

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

4" SSD TO LOT
RISER TC
DUAL WALL, HANCOR HI-Q TYPE 4 SSD (SIZE NOTED ON PLANS)
SEE SUMP PLAN SHEETS C603 FOR CLARITY & LABELS

Minimum Flood Protection Grades
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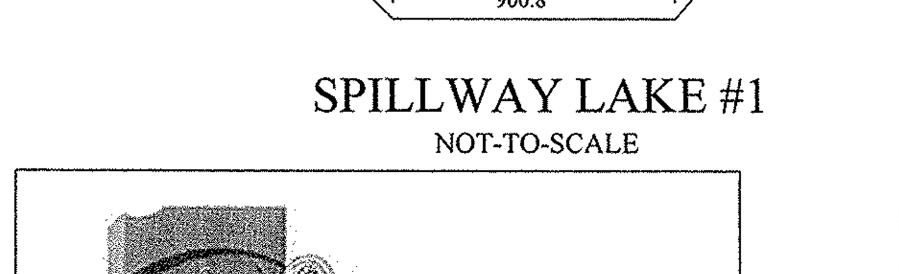
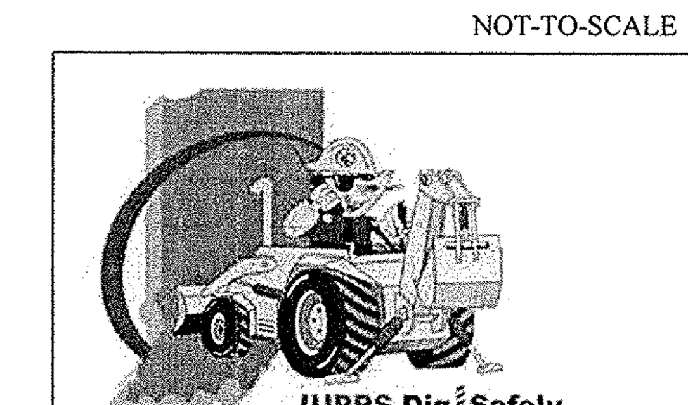
   - i. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings adjacent to ponds shall be set a minimum of 2 feet above the 100-year pond elevation or 2 feet above the emergency overflow weir elevation, whichever is higher.
   - ii. The Lowest Adjacent Grade for all residential, commercial, or industrial buildings shall be set a minimum of 2 feet above the highest noted overflow path/ponding elevation across the property frontage.
   - iii. In addition to the Lowest Adjacent Grade requirements, any basement floor must be at least a foot above the normal water level of any wet-bottom pond.
3. Design Notes:
   - a. Each lot that is adjacent to a pond, open ditch or flooding source has a flood protection grade. There are instances where there are multiple different flooding sources for 1 structure. In this case, there should be a flood protection grade listed for each side of the structure in the event that piping from the structure discharge to either flood source.
   - b. Finished floor elevation or the lowest building entry elevation shall be no less than 6 inches above finished grade around the building. Also, the building's lowest entry elevation that is adjacent to and facing a road shall be a minimum of 15 inches above the road elevation.



SPILLWAY LAKE #1
NOT-TO-SCALE



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

DATE	MARK	REVISIONS	BY
12/06/17		AS BUILTS	CCE
06/30/17		REVISED PER COMMENTS	KRG
06/20/17		REVISED PER CTRWD COMMENTS	DCM
05/01/17		REVISED PER TAC COMMENTS	DCM

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

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

CERTIFIED: 03/17/17

David J. Stoeppelwerth

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

SITE DEVELOPMENT PLAN
WOODSIDE AT WEST CLAY
HAMILTON COUNTY, INDIANA
CARMEL

DRAWN BY: KRG
CHECKED BY: BKR
SHEET NO.
C200
S & A JOB NO.
56325PIT-S1

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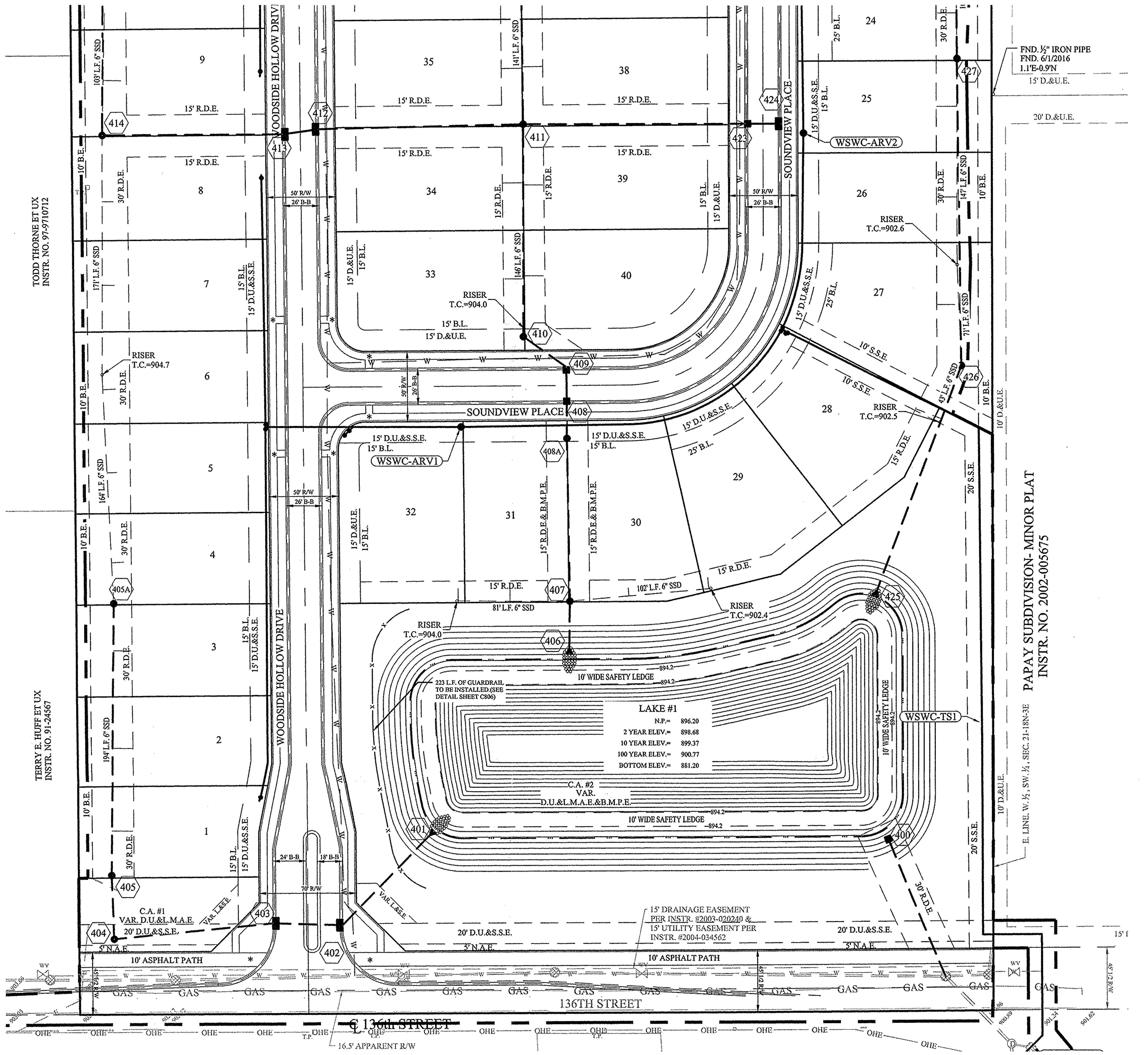
Modified / By: December 6, 2017 11:57:47 AM / cesposito
Plotted / By: December 6, 2017 2:03:10 PM / Christian Esposito



WOODSIDE HOLLOW DRIVE
SOUNDVIEW PLACE
136TH STREET
℄ 136th STREET
TODD THORNE ET UX
INSTR. NO. 97-9710712
TERRY E. HUFF ET UX
INSTR. NO. 91-24567
PAPAY SUBDIVISION- MINOR PLAT
INSTR. NO. 2002-005675
LAKE #1
N.P.= 896.20
2 YEAR ELEV.= 898.68
10 YEAR ELEV.= 899.37
100 YEAR ELEV.= 900.77
BOTTOM ELEV.= 881.20
C.A. #2
VAR.
D.U.&L.M.A.E.&B.M.P.E.
10' WIDE SAFETY LEDGE
223 L.F. OF GUARDRAIL TO BE INSTALLED.(SEE DETAIL SHEET C806)
C.A. #1
VAR. D.U.&L.M.A.E.
10' ASPHALT PATH
15' DRAINAGE EASEMENT PER INSTR. #2003-020240 & 15' UTILITY EASEMENT PER INSTR. #2004-034562
16.5' APPARENT R/W
FND. ½" IRON PIPE
FND. 6/1/2016
1.1'E-0.9'N
E. LINE W. ½, SW. ¼, SEC. 21-18N-3E
WSWC-ARV1
WSWC-ARV2
WSWC-TS1

STORM SEWER NOTE

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

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

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.

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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.

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

FOR STORM STRUCTURE SIZING AND CASTING TABLE SEE DETAIL D-18 ON SHEET C802.

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

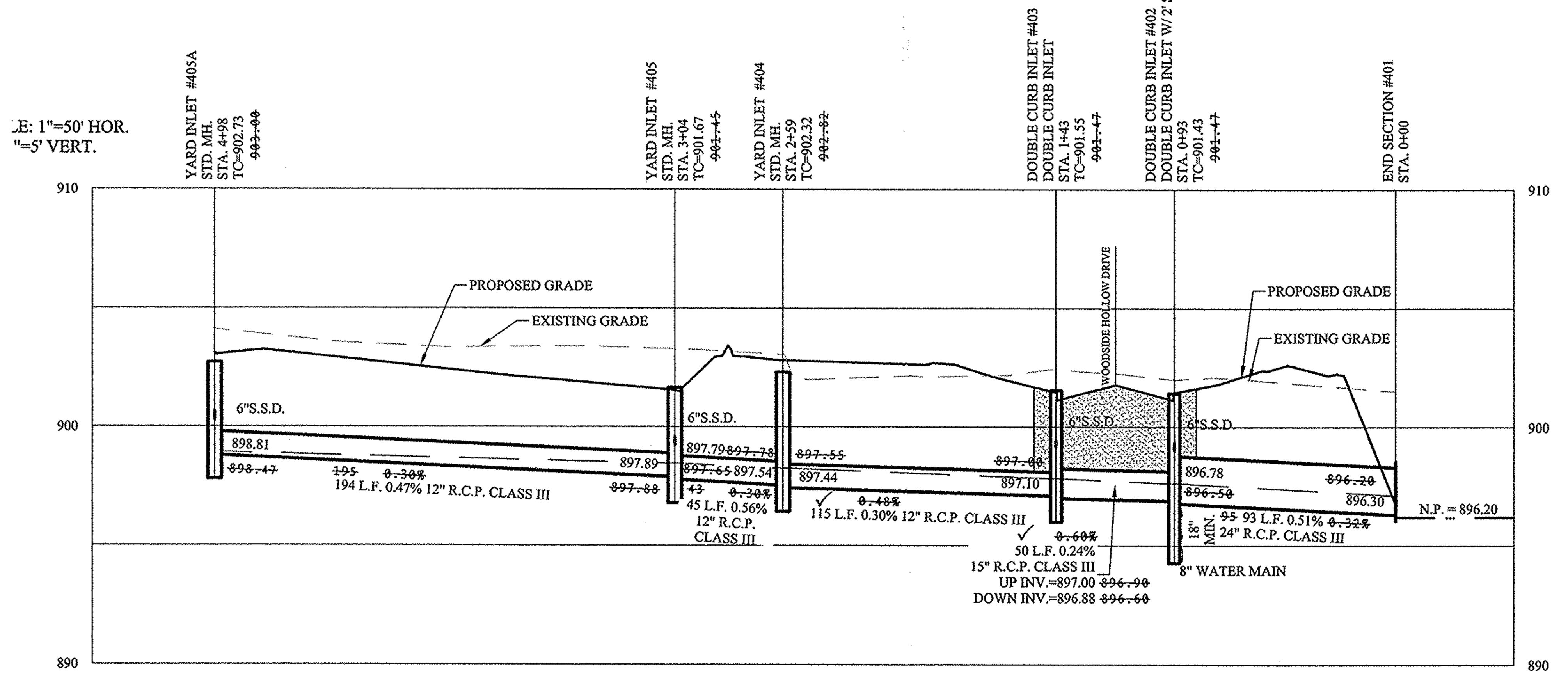
FOR INSTALLATION OF STORM UNDER CITY STREETS AND COVER REQUIREMENTS, SEE SHEET No. C802 ON THE TRENCH DETAIL.

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

RECORD DRAWING

[illegible] 12/6/2017
Dennis D. Olmstead
Registered Land Surveyor
No. 900012

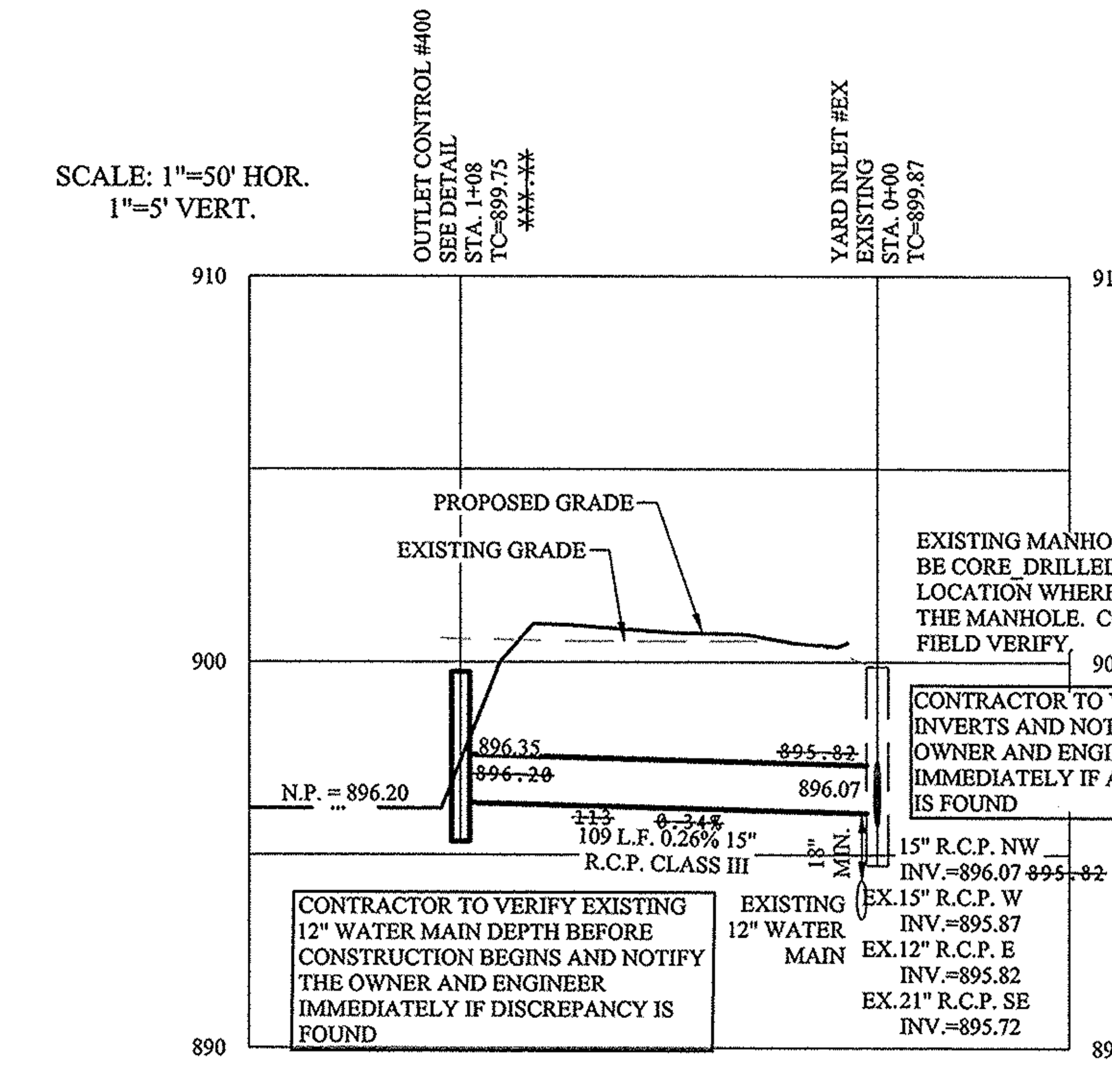
DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR



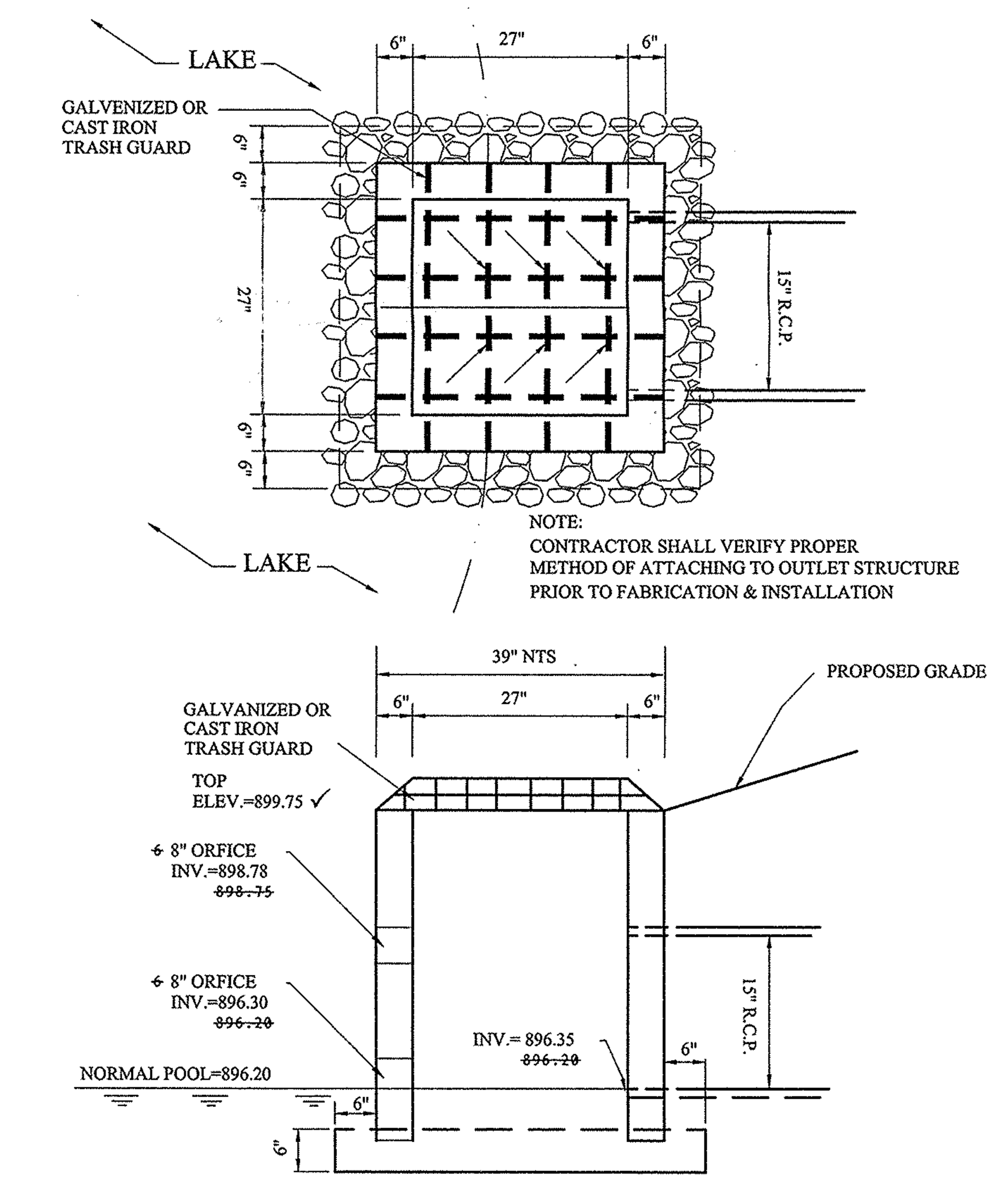
SCALE: 1"=50' HOR.
1"=5' VERT.
YARD INLET #405A STD. MH. STA. 4+98 TC=902.73 ~~903.00~~
YARD INLET #405 STD. MH. STA. 3+04 TC=901.67 ~~901.45~~
YARD INLET #404 STD. MH. STA. 2+59 TC=902.32 ~~902.82~~
DOUBLE CURB INLET #403 DOUBLE CURB INLET STA. 1+43 TC=901.55 ~~901.47~~
DOUBLE CURB INLET #402 DOUBLE CURB INLET W/2' SUMP STA. 0+93 TC=901.43 ~~901.47~~
END SECTION #401 STA. 0+00
PROPOSED GRADE
EXISTING GRADE
WOODSIDE HOLLOW DRIVE
6"S.S.D.
194 L.F. 0.47% 12" R.C.P. CLASS III
45 L.F. 0.56% 12" R.C.P. CLASS III
115 L.F. 0.30% 12" R.C.P. CLASS III
50 L.F. 0.24% 15" R.C.P. CLASS III
UP INV.=897.00 ~~896.90~~
DOWN INV.=896.88 ~~896.60~~
93 L.F. 0.51% 24" R.C.P. CLASS III
18" MIN.
8" WATER MAIN
N.P. = 896.20

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

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



SCALE: 1"=50' HOR.
1"=5' VERT.
OUTLET CONTROL #400 SEE DETAIL STA. 1+08 TC=899.75
YARD INLET #EX EXISTING STA. 0+00 TC=899.87
PROPOSED GRADE
EXISTING GRADE
EXISTING MANHOLE MAY NEED TO BE CORE_DRILLED AT THE PROPER LOCATION WHERE THE PIPE ENTERS THE MANHOLE. CONTRACTOR TO FIELD VERIFY.
CONTRACTOR TO VERIFY EXISTING INVERTS AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF A DISCREPANCY IS FOUND
N.P. = 896.20
109 L.F. 0.26% 15" R.C.P. CLASS III
CONTRACTOR TO VERIFY EXISTING 12" WATER MAIN DEPTH BEFORE CONSTRUCTION BEGINS AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF DISCREPANCY IS FOUND
EXISTING 12" WATER MAIN
15" R.C.P. NW INV.=896.07 ~~895.82~~
EX.15" R.C.P. W INV.=895.87
EX.12" R.C.P. E INV.=895.82
EX.21" R.C.P. SE INV.=895.72



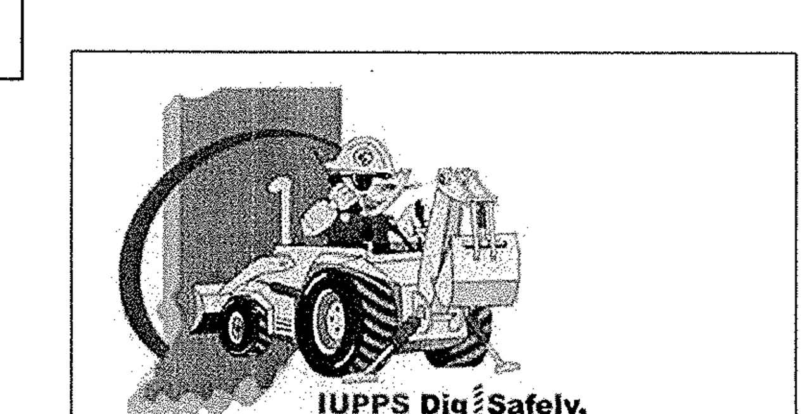
LAKE
GALVENIZED OR CAST IRON TRASH GUARD
6" 27" 6"
15" R.C.P.
NOTE: CONTRACTOR SHALL VERIFY PROPER METHOD OF ATTACHING TO OUTLET STRUCTURE PRIOR TO FABRICATION & INSTALLATION
39" NTS
PROPOSED GRADE
GALVANIZED OR CAST IRON TRASH GUARD
TOP ELEV.=899.75 ✓
~~6~~ 8" ORFICE INV.=898.78 ~~898.75~~
~~6~~ 8" ORFICE INV.=896.30 ~~896.20~~
INV.= 896.35 ~~896.20~~
NORMAL POOL=896.20

OUTLET CONTROL STRUCTURE #400 DETAIL
NOT TO SCALE

BENCHMARK:

HCBR-5
HAMILTON COUNTY CONTROL DISK AT THE NORTH END OF THE EAST HEADWALL OF DITCH ROAD OVER HENLEY CREEK.

NAVD. 88
ELEV.=888.34



Know what's below. Call before you dig.

DATE	MARK	REVISIONS	BY
12/06/17		AS BUILTS	CCE
07/17/17		ADDED EX WATER CROSSING	KRG
06/30/17		REVISED PER COMMENTS	KRG
06/20/17		REVISED PER CTRWD COMMENTS	DCM
05/01/17		REVISED PER TAC COMMENTS	DCM

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

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

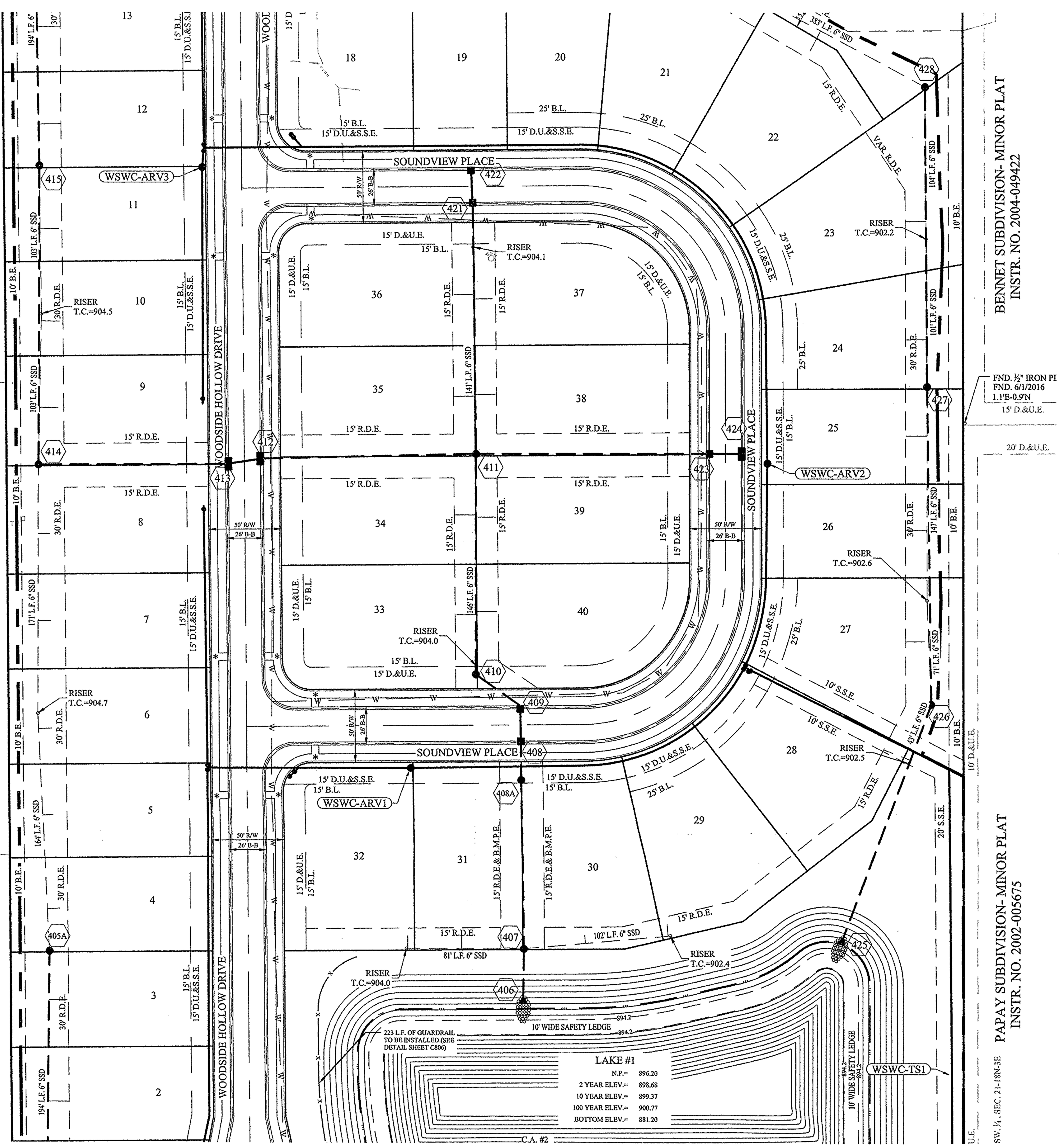
CERTIFIED: 03/17/17
David J. Stoeppelwerth

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

STORM PLAN & PROFILES
WOODSIDE AT WEST CLAY
HAMILTON COUNTY, INDIANA
CARMEL

DRAWN BY: KRG
CHECKED BY: BKR
SHEET NO. C600
S & A JOB NO. 56325PIT-S1

File Name: S:\56325PIT-S1\DWG\C600-Storm Plan & Profile.dwg - C600
Modified / By: December 6, 2017 12:00:58 PM / cesposito
Plotted / By: December 6, 2017 2:05:18 PM / Christian Esposito



GRAPHIC SCALE

(IN FEET)

1" = 50 FT

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

STORM SYSTEM
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RECORD DRAWING

[illegible]
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
12/6/2017

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

HAMILTON COUNTY INDIANA SURVEYOR
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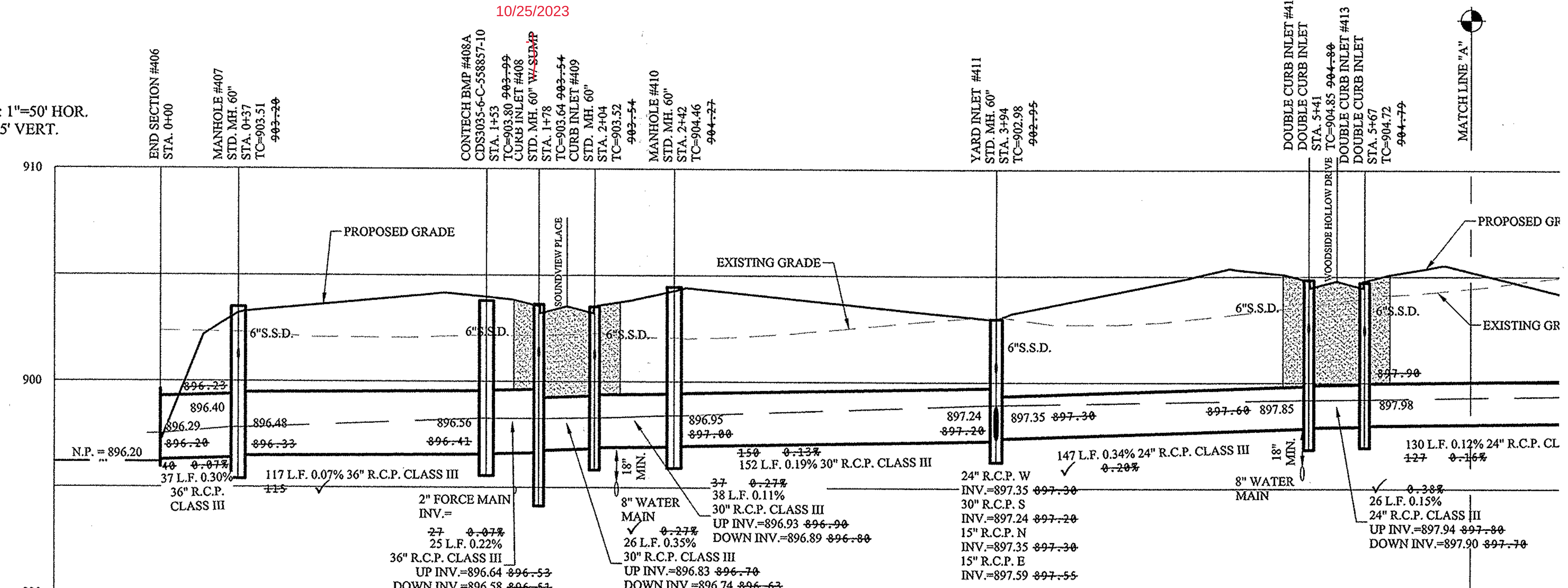
Entry Date: 2018
Entered By: SLM

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



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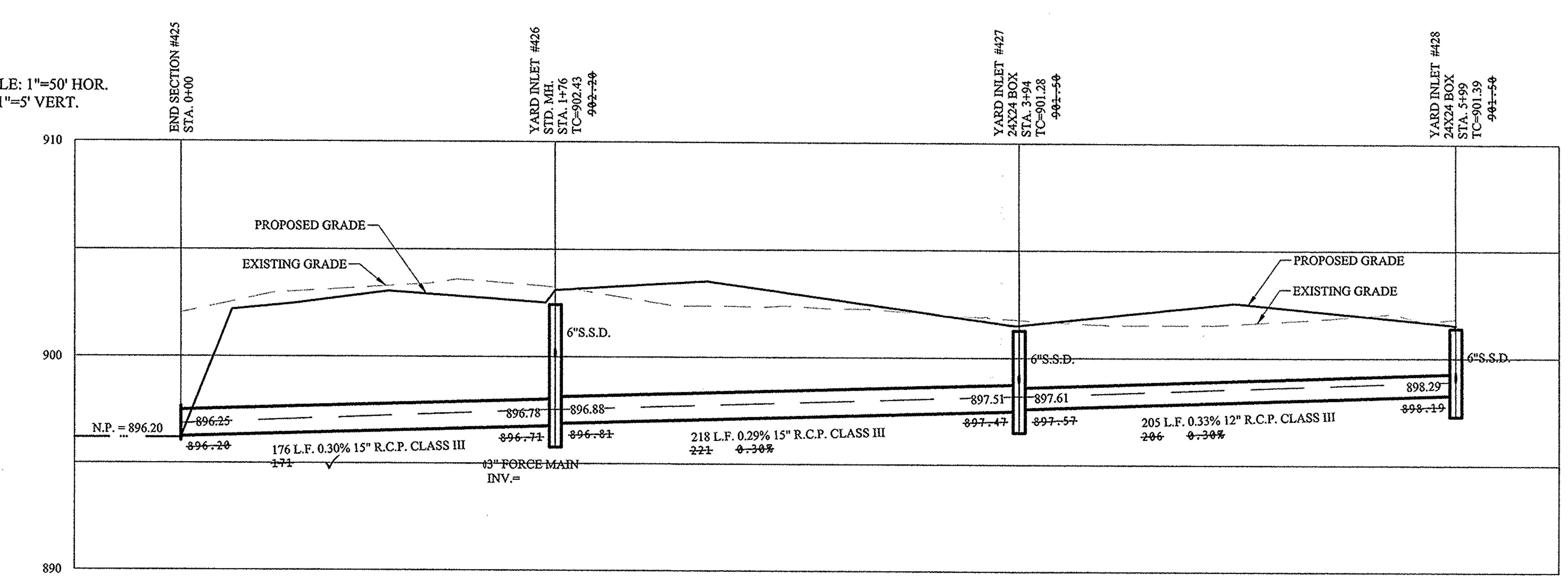

BENCHMARK:

HCBR-5
HAMILTON COUNTY CONTROL DISK AT THE NORTH END OF THE EAST HEADWALL OF DITCH ROAD OVER HENLEY CREEK.

NAVD. 88
ELEV.=888.34

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	MARK	REVISIONS	BY
12/06/17		AS BUILTS	CCE
06/30/17		REVISED PER COMMENTS	KRG
06/20/17		REVISED PER CTRWD COMMENTS	DCM
05/01/17		REVISED PER TAC COMMENTS	DCM

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

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CERTIFIED: 03/17/17

David J. Stoeppelwerth

STOEPPELWERTH
ALWAYS ON
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phone: 317.849.5935 fax: 317.849.5942

STORM PLAN & PROFILES
WOODSIDE AT WEST CLAY
HAMILTON COUNTY, INDIANA
CARMEL

DRAWN BY: KRG
CHECKED BY: BKR
SHEET NO. C601
S & A JOB NO. 56325PIT-S1

File Name: S:\56325PIT-S1\DWG\C600-Storm Plan & Profile.dwg - C601
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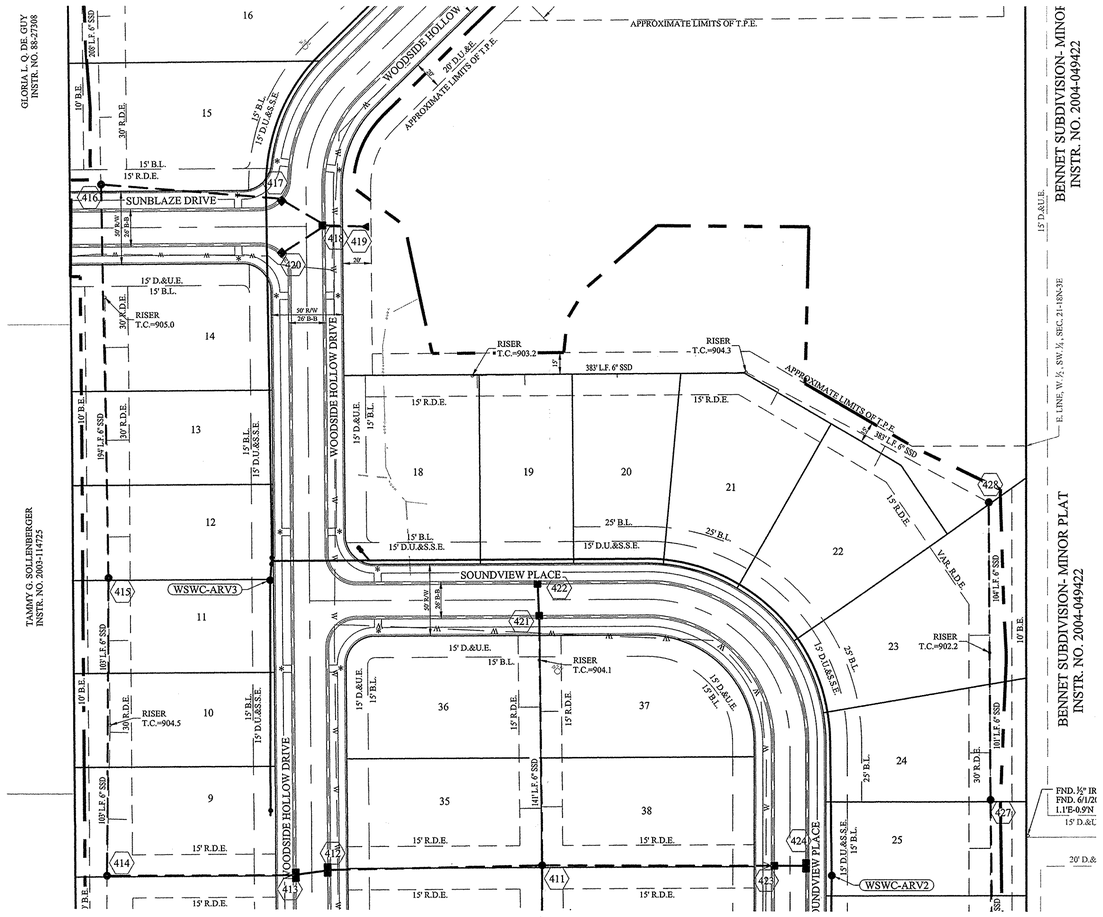
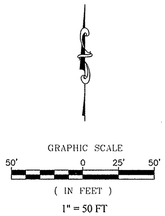
Plotted / By: December 6, 2017 2:05:32 PM / Christian Esposito





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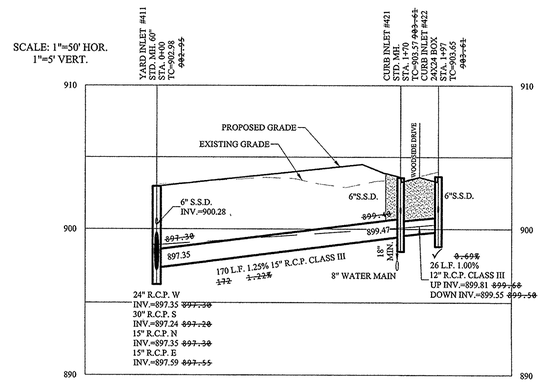
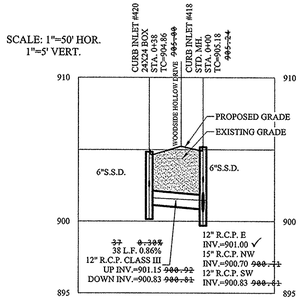
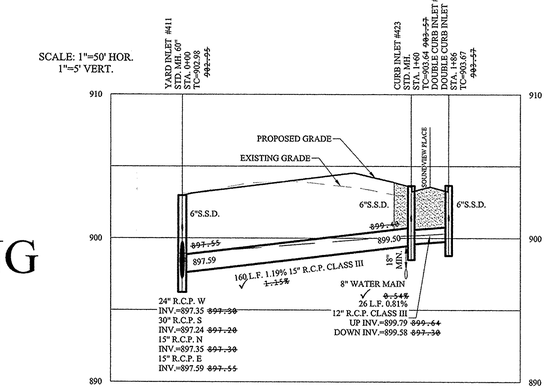
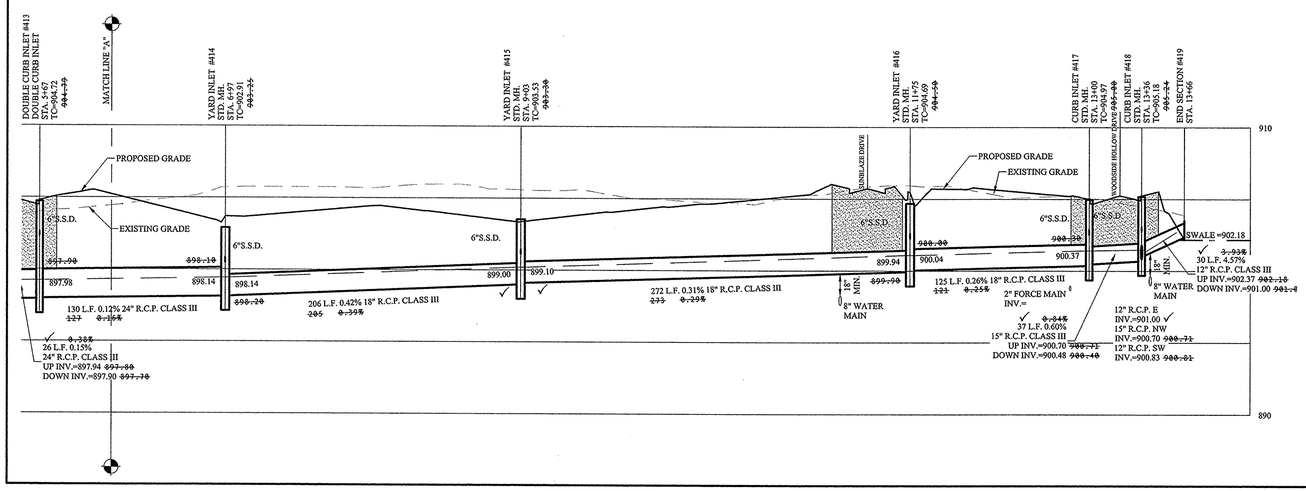
DENOTES FULL DEPTH GRANULAR BACKFILL SEE RCP TRENCH DETAIL SHEET C802









RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

12/6/2017

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

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HCBR-5
HAMILTON COUNTY CONTROL DISK
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HEADWALL OF DITCH ROAD OVER
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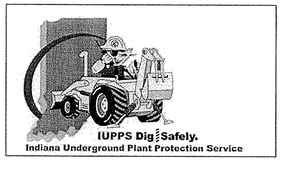

811 Know what's below. Call before you dig.

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STORM PLAN & PROFILES
WOODSIDE AT WEST CLAY
CARMEL HAMILTON COUNTY, INDIANA

DRAWN BY: KRG | CHECKED BY: BKR
SHEET NO. C602
S & A JOB NO. 56325PIT-S1

File Name: S:\56325PIT-S1\DWG\C600-Storm Plan & Profile.dwg - C602
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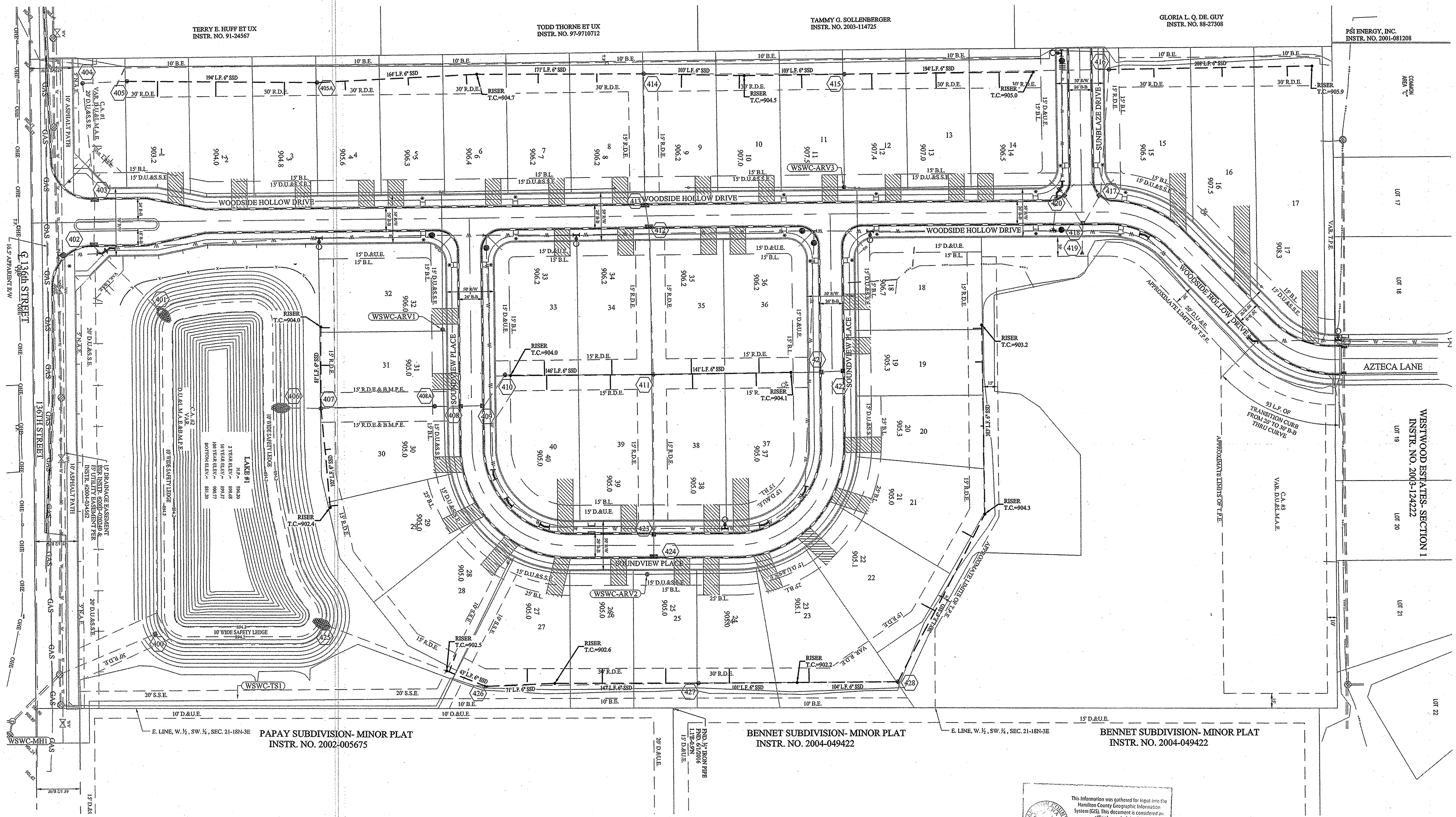

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No. 900012
12/6/2017

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

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

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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

DATE	MARK	REVISIONS	BY
12/06/17		AS BUILTS	CCE
06/30/17		REVISED PER COMMENTS	KRG
06/20/17		REVISED PER CTRWD COMMENTS	DCM
05/01/17		REVISED PER TAC COMMENTS	DCM

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

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

CERTIFIED: 03/17/17

David J. Stoeppelwerth

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

SUB-SURFACE DRAIN/ SUMP CONNECTION PLAN

WOODSIDE AT WEST CLAY

CARMEL HAMILTON COUNTY, INDIANA

DRAWN BY: KRG
CHECKED BY: BKR
SHEET NO. C603
S & A JOB NO. 56325PIT-S1

File Name: S:\56325PIT-S1\DWG\C603-Sub-Surface Drain Sump Plan.dwg - C603
Modified / By: December 6, 2017 2:19:32 PM / cesposito
Plotted / By: December 6, 2017 2:19:59 PM / Christian Esposito