

July 1, 2015



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

Re: Little Eagle Creek Drain, Grannan Grove Arm

Attached is a petition filed by Grannan Grove Development, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Grannan Grove Arm, Little Eagle 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	619 ft.	21" RCP	283 ft.
15" RCP	263 ft.	Open Ditch	122 ft.
18" RCP	703 ft.	6" SSD	3,532 ft.

The total length of the drain will be 5,522 feet.

The open ditch listed above will be the drain path between Str. 524 to 522, Str. 520 to Str. 513A, and Str. 500 to the west property line of parcel 17-09-19-00-00-026.000, owned by H. Richard & Roxysann Durbin.

The retention pond (lake), bio-swale, and wetland Enhancement Area, all located in Common Area #4 is not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention pond (lake) and bio-swale such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control 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 and those main lines in rear yards. 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:

Grannan Lane
Aldrew Place
141st Street

Rear Yard SSDs:

Rear yard lot 1 from Str. 514 to riser
Rear yard lots 2 & 3 from Str. 514 to Str. 515
Rear yard lots 4 & 5 from Str. 515 to Str. 519
Rear/side yard lots 6 & 7 from Str. 519 to riser
Rear yard lots 8 & 9 from Str. 513 to riser
Rear yard lots 10 to 12 from Str. 513 to Str. 518
Rear yard lots 13 & 14 from Str. 518 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 \$1,212.30. Parcel 17-09-19-00-00-026.000 will not be assessed at this time.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Subdivision Performance Bond from contractor and cash bond from developer are as follows:

Agent: The Guarantee Company of North America USA

Date: June 2, 2015

Number: 20115507

For: Storm Sewers & Sub-Surface Drains

Amount: \$206,143.00

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 designated as an Urban Drain.

The offsite easement for this subdivision outlet will be the easement recorded as instrument number 2015000268 in the office of the Hamilton County Recorder. This easement is on parcel 17-09-19-00-00-026.000, owned by H. Richard & Roxysann Durbin.

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 Grannan Grove as recorded in the office of the Hamilton County Recorder.

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



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

JAN 20 2015

TO: HAMILTON COUNTY DRAINAGE BOARD

% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of _____ Grannan Grove _____ 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 _____ Grannan Grove _____, 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

Timothy J. Walter
Printed Name

January 16, 2015
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER


CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Grannan Grove Arm

On this 24th day of August, 2015, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Grannan Grove 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 *alt*

Attest: 

Executive Secretary

Grannan Grove
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 5/6/2015

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 33.89	624 \$	21,147
12" End Section	EA	\$ 645.00	4 \$	2,580
12" Trash Guard	EA	\$ 615.00	4 \$	2,460
15" Pipe	LF	\$ 34.89	264 \$	9,211
18" Pipe	LF	\$ 39.21	727 \$	28,506
18" End Section	EA	\$ 726.50	2 \$	1,453
18" Trash Guard	EA	\$ 670.00	2 \$	1,340
21" Pipe	LF	\$ 47.21	288 \$	13,596
21" End Section	EA	\$ 821.00	1 \$	821
21" Trash Guard	EA	\$ 800.00	1 \$	800
Standard Storm Manholes	EA	\$ 2,055.00	3 \$	6,165
Large Storm Manholes & Double Inlets	EA	\$ 1,882.00	3 \$	5,646
Storm Inlets	EA	\$ 2,203.33	7 \$	15,423
Sand Backfill and Bedding	TON	\$ 21.80	440.00 \$	9,592
Sub-total				\$ 118,741
Sub-surface Drains - under curb	LF	\$ 10.50	2,700 \$	28,350
Sub-surface Drains - swales	LF	\$ 14.24	1,300 \$	18,512
Sub-surface Drains - sump laterals	EA	\$ 244.50	14 \$	3,423
Sub-total				\$ 50,285
Total				\$ 169,026
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	14.00 \$	1,400
Street Centerline Monumentation	EA	\$ 170.00	8.00 \$	1,360
Total				\$ 2,760
Erosion Control				
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.	LS	NA	NA	NA
Total				\$ -
Grand Total				\$ 171,786
Per Hamilton County Ordinance - Bond Amount			120% \$	206,143

BY: 
Timothy J. Walter, P.E.
Indiana Registration No. 19900152



THE GUARANTEE COMPANY OF NORTH AMERICA USA

25800 Northwestern Highway, Suite 720
Southfield, Michigan 48075
Tel 248-281-0281
Fax 248-750-0431

SUBDIVISION PERFORMANCE BOND

HCD3-2015-00034
Bond No. 20115507

KNOW ALL MEN BY THESE PRESENTS, THAT WE JDH Contracting, Inc. located at 8109 Network Drive, Plainfield, IN 46168 as Principal, and The Guarantee Company of North America USA, 1 Towne Square, Ste 1470, Southfield, MI 48076 a Michigan Corporation, as Surety are held and firmly bound unto Hamilton County Board of Commissioners, One Hamilton County Square, Noblesville, IN 46060 as Oblige in the penal sum of Two Hundred Six Thousand, One Hundred Forty Three and 00/100 Dollars (\$206,143.00), lawful money of the United States of America for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents

WHEREAS, JDH Contracting, Inc. has agreed to construct in Grannan Grove the following improvements:

Storm Sewers & Monumentation

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed the improvements herein described, and shall save the Oblige harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Oblige indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Oblige such amount up to the Principal amount of this bond which will allow the Oblige to complete the improvements.

Upon approval by the Oblige, this instrument may be proportionately reduced as the public improvements are completed.

Signed, sealed and dated this 2nd day of June, 2015.

STATE OF INDIANA

County of Marion

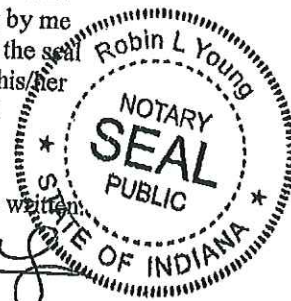
On this 2nd day of June, 2015, before the subscriber, a Notary Public of the State of Indiana, in and for the County of Marion, duly commissioned and qualified, came Keith Corder, Attorney-In-Fact of The Guarantee Company of North America USA, to me personally known to be the individual described in, and who executed the preceding and foregoing instrument, and acknowledged the execution of the same, and being by me duly sworn, deposed and says that he/she is the said Attorney-In-Fact for the Company aforesaid, and that the seal affixed to the foregoing instrument is the corporate seal of said Company and that said corporate seal and his/her signature were duly affixed and subscribed to the said instrument by the authority and direction of the said Company.

In Witness Whereof, I have hereunto set my hand affixed my official seal this day and year first above written.

Commission Expires: 06-10-21

Robin L. Young

Notary Public





The Guarantee Company of North America USA
Southfield, Michigan

POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS: That THE GUARANTEE COMPANY OF NORTH AMERICA USA, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

Keith Corder, Daniel C. Appel, Kathleen T. DeVito, Robin Young
Gregory & Appel, Inc.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon THE GUARANTEE COMPANY OF NORTH AMERICA USA as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of THE GUARANTEE COMPANY OF NORTH AMERICA USA at a meeting held on the 31st day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2011, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.



IN WITNESS WHEREOF, THE GUARANTEE COMPANY OF NORTH AMERICA USA has caused this Instrument to be signed and its corporate seal to be affixed by its authorized officer, this 23rd day of February, 2012.

THE GUARANTEE COMPANY OF NORTH AMERICA USA

STATE OF MICHIGAN
County of Oakland

Stephen C. Ruschak, President & COO

Randall Musselman, Secretary

On this 23rd day of February, 2012 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of



Cynthia A. Takai
Notary Public, State of Michigan
County of Oakland
My Commission Expires February 27, 2018
Acting in Oakland County

IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

I, Randall Musselman, Secretary of THE GUARANTEE COMPANY OF NORTH AMERICA USA, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by THE GUARANTEE COMPANY OF NORTH AMERICA USA, which is still in full force and effect.



IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 2nd day of June, 2015

Randall Musselman, Secretary

FILED

JUN 24 2015

OFFICE OF HAMILTON COUNTY SURVEYOR

ESCROW AGREEMENT

This Escrow Agreement entered into by and between Grannan Grove Developer, LLC ("the Developer"), as the Developer of a subdivision named Grannan Grove ("the Subdivision"), located on south side of 141st Street and west of Shelbome Road, and the Board of Commissioners of Hamilton County, acting on behalf of the Hamilton County Drainage Board ("the Drainage Board").

WHEREAS, the Developer is constructing storm sewers, street/rear yard underdrains, and monuments & markers ("the Project") for the Subdivision; and,

WHEREAS, JDH Contracting, Inc. (the "Contractor") has posted a Performance Bond for the construction of the Project, and,

WHEREAS, the Developer has agreed to post cash in the amount of Thirteen Thousand Nine Hundred Twenty-two Dollars (\$13,922) in lieu of a Performance Bond for the Project, which represents approximately eight percent (8%) of the estimated cost of the project and,

WHEREAS, the Hamilton County Drainage Board is desirous of the Developer completing the Project as quickly as possible.

IT IS THEREBY AGREED by and between the parties as follows:

1. The Drainage Board ratifies the plans and specifications for the construction of the Project.
2. The Drainage Board agrees to accept the Thirteen Thousand Nine Hundred Twenty-two Dollars (\$13,922) in cash from the Developer in lieu of performance bond for the construction of the Project.
3. The Developer acknowledges that no residential Improvement location permits will be applied for construction with the Subdivision until the construction of the Project has been completed, inspected, accepted, and delivery of final as-built drawings to the Drainage Board, at which time the cash posted under this Escrow Agreement will be paid to the Developer.
4. In the event the Developer falls to complete the Project pursuant to the approved plans within two hundred ten (210) days of the approval of this Escrow Agreement by the Drainage Board, the surety may be forfeited and the Drainage Board may also file suit against the

Developer to recover the Drainage Boards' cost of completing the Project, plus reasonable attorney's fees.

ALL OF WHICH IS AGREED by and between the parties on the date set out herein.

Grannan Grove Developer, LLC

DATED: 06-23-15

By: _____

Printed: _____

Title: _____

ALL OF WHICH IS AGREED BY THE Board of Commissioners of Hamilton County, acting on behalf of the
Hamilton County Drainage Board this _____ day of _____, 2015.

BOARD OF COMMISSIONERS OF
HAMILTON COUNTY ON BEHALF OF
THE HAMILTON COUNTY DRAINAGE BOARD

Christine Altman

Mark Heirbrandt

Steven C. Dillinger

ATTEST:

Dawn Coverdale, Auditor

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Michael A. Howard

This instrument prepared by Michael A. Howard, Attorney at Law, 694 Logan Street, Noblesville, Indiana 46060, 773-4212.

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Little Eagle Creek Drain, Grannan Grove Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Little Eagle Creek Drain, Grannan Grove Arm** on **August 24, 2015** at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

**Little Eagle Creek Drain,
Grannan Grove Arm**

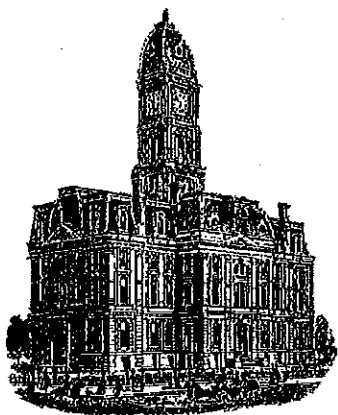
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **August 24, 2015** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY



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

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

To: Hamilton County Drainage Board

August 15, 2016

Re: Little Eagle Creek: Grannan Grove

Attached are as-built, certificate of completion & compliance, and other information for Grannan Grove. 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 _____. The report was approved by the Board at the hearing held August 24, 2015. (See Drainage Board Minutes Book 16, Pages 275-277)

The changes are as follows:

The 12" RCP was shortened from 619 feet to 614 feet. The 15" RCP was shortened from 263 feet to 262 feet. The 18" RCP was lengthened from 703 feet to 712 feet. The 21" RCP was lengthened from 283 feet to 289 feet. The open ditch was shortened from 122 feet to 103 feet. The 6" SSD was lengthened from 3,532 feet to 3,681 feet. The length of the drain due to the changes described above is now **5,661 feet**.

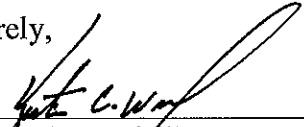
The non-enforcement was approved by the Board at its meeting on August 24, 2015 and recorded under instrument #2016007636.

The following sureties were guaranteed by Guarantee Company of North America and released by the Board on its August 8, 2016 meeting.

Bond-LC No: 20115507
Amount: \$206,143.00
For: Storm Sewers & Monumentation
Issue Date: June 02, 2015

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: Grannan Grove

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: January 12, 2016

Type or Print Name: Dennis D. Olmstead - Stoeppelwerth & Associates, Inc.

Business Address: 7965 East 106th Street

Fishers, Indiana 46038

Telephone Number: (317) 570-4700

SEAL

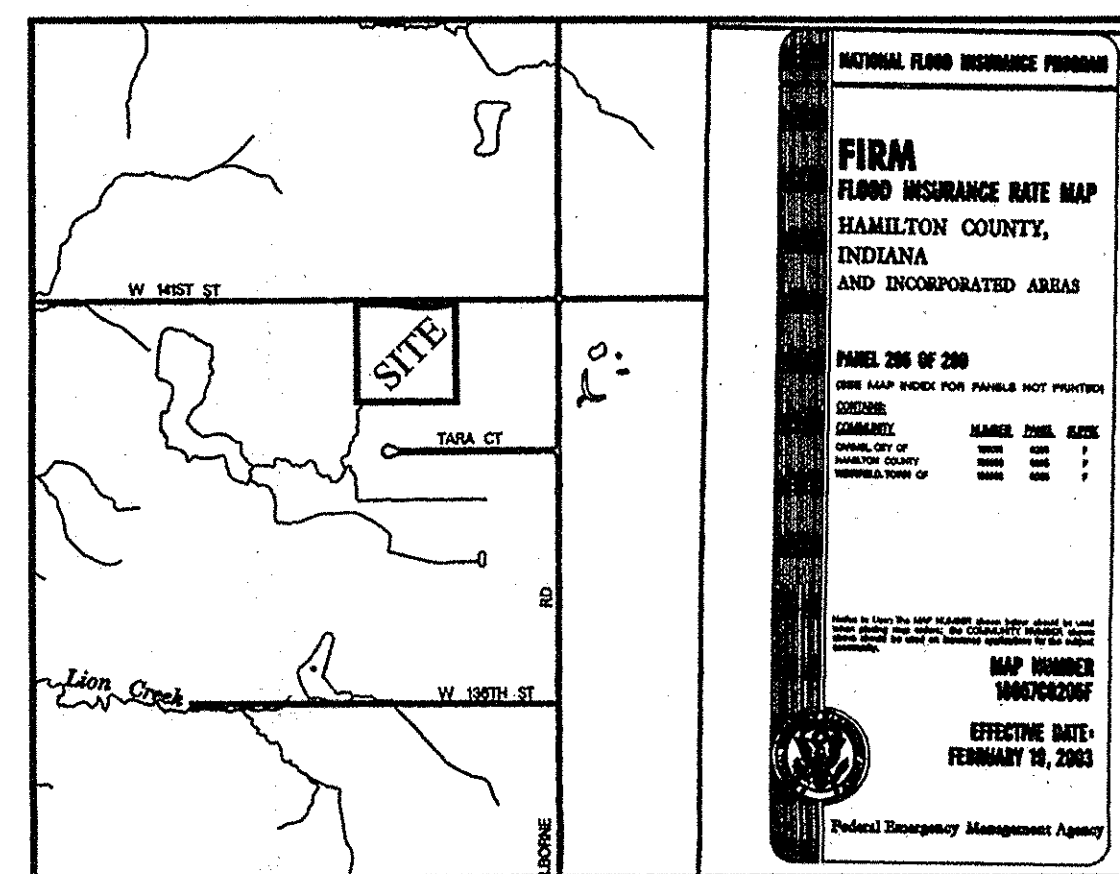


INDIANA REGISTRATION NUMBER

900012



LOCATION MAP
SCALE: 1"=1000'



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 0205F of the Flood Insurance Rate Maps dated February 19, 2003.

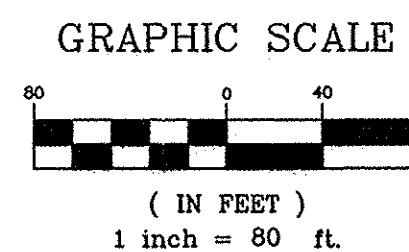
INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY
C200-C201	SITE DEVELOPMENT PLANS EMERGENCY FLOOD ROUTE
C300-C304	STORMWATER POLLUTION & PREVENTION PLANS & SPECS
C400-407	STREET PLAN & PROFILES/ENTRANCE PLAN/INTERSECTION DETAILS/TRAFFIC CONTROL PLAN/PAVING POLICIES/CURBING POLICIES
C500	SANITARY SEWER PLAN & PROFILES
C600-C601	STORM PLAN & PROFILES / SUMP PLAN
C700	WATER PLAN
C800-C804	CONSTRUCTION DETAILS

A part of the Southeast quarter of Section 19, Township 18 North, Range 3 East, in Clay Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the East half of said Southeast quarter; thence North 89 degrees 24 minutes 07 seconds East 657.81 feet along the North line of said Southeast quarter; thence South 00 degrees 20 minutes 18 seconds East 656.34 feet along the East line of the North half of the North half of the East half of said Southeast quarter to the North line of Edgewood Addition, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 11263, Book 3, Page 98-99, Dated: October 31, 1969 in the Office of the Recorder, Hamilton County, Indiana; thence South 89 degrees 26 minutes 59 seconds West 657.49 feet along said North line to the West line of the East half of said Southeast quarter; thence North 00 degrees 21 minutes 59 seconds West 655.79 feet along said West line to the place of beginning, containing 9.905 acres, more or less.

EXCEPT
A part of the Southeast quarter of Section 19, Township 18 North, Range 3 East, in Clay Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northeast corner of said Southeast quarter; thence South 89 degrees 24 minutes 07 seconds West 690.86 feet along the North line of said Southeast quarter; thence South 00 degrees 35 minutes 53 seconds East 16.50 feet to the POINT OF BEGINNING of this description; thence South 80 degrees 12 minutes 06 seconds West 128.22 feet; thence South 89 degrees 24 minutes 07 seconds West 121.75 feet parallel with said North line; thence North 84 degrees 21 minutes 35 seconds West 188.65 feet; thence North 89 degrees 24 minutes 07 seconds East 435.85 feet parallel to said North line to the place of beginning, containing 0.131 acres, more or less.



REVISIONS

SHT.	DESCRIPTIONS
ALL	REVISED PER ENGINEERING COMMENTS - 01/08/15 - JSM
ALL	REVISED PER CITY COMMENTS - 02/03/15 - HAM
C200, C300, C301, C500, C600	REVISED INVERTS ON MH #CG-801, #512 THRU #517 & #519, SUMP DEPTH STRUC. #517, STRUCTURE TABLE - 03/13/15 - DCM
C200, C300, C301, C600, C802	REVISED PER WETLAND - 04/14/15 - ADG
C200, C300, C302&C305	REVISED PER WETLAND COMMENT - 05/29/15 - JSM
C200, C500, C600, C700	ASBUILTS - 01/08/165 - ADG

GRANNAN GROVE PUD ZONING

Owner & Developed by:
**PLATINUM PROPERTIES MANAGEMENT
COMPANY, LLC**

9757 Westpoint Drive, Suite 600

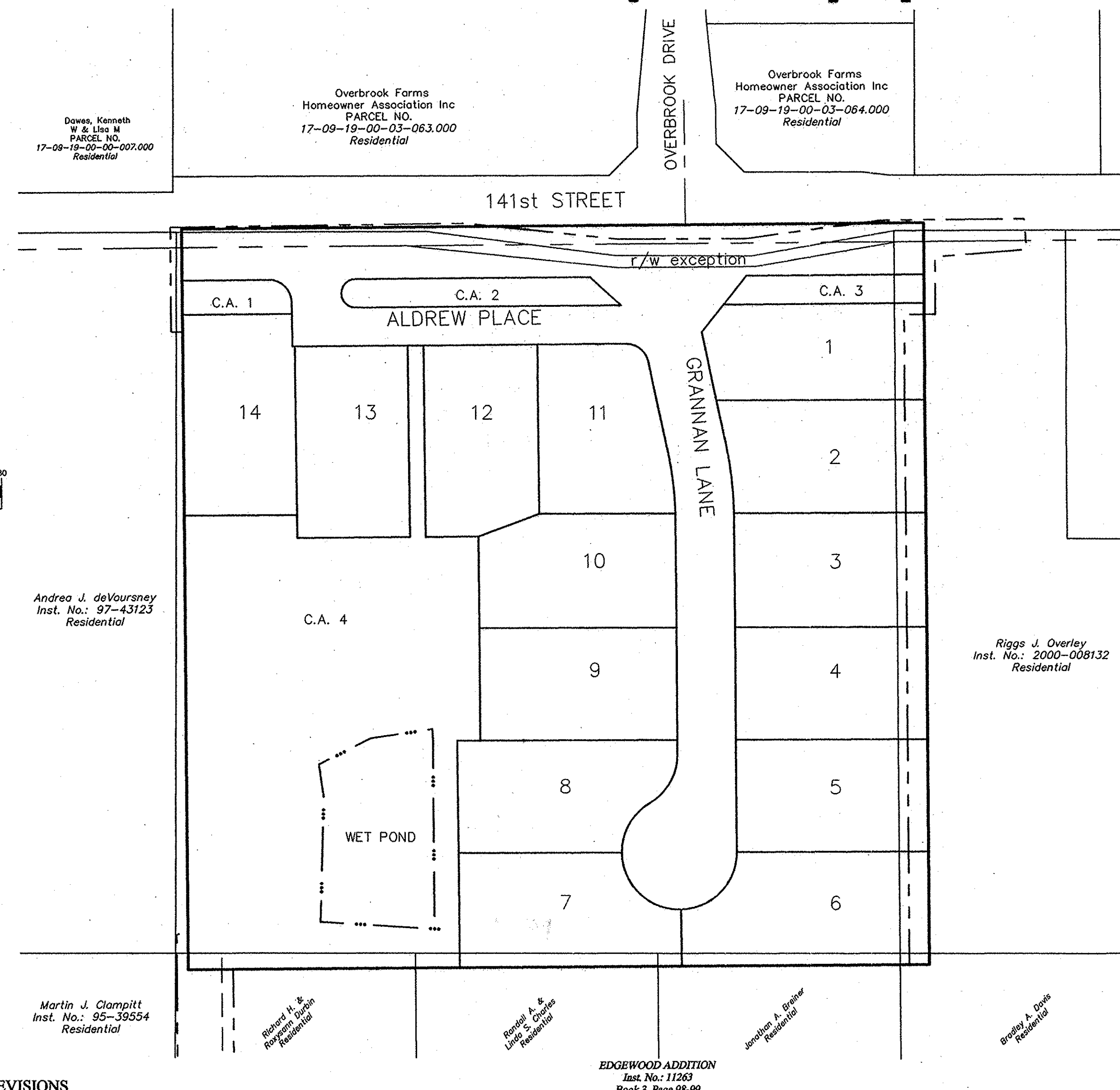
Indianapolis, IN 46256

Phone: (317) 863-2056

Contact Person: Ken Brasseur

Fax: 317-216-8635

Email: kbrasseur@platinum-properties.com



OPERATOR ON N.O.I. LETTER:

PLATINUM PROPERTIES MANAGEMENT
COMPANY, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, IN 46256
PHONE: (317) 863-2056
CONTACT PERSON: KEN

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

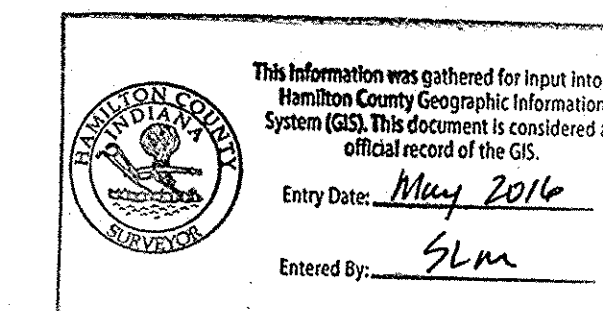
AT & T
5858 North College Avenue
Indianapolis, Indiana 46220

Brighthouse Networks
3030 Roosevelt Avenue
Indianapolis, Indiana 46218

Duke Energy
16475 Southpark Drive
Westfield, Indiana 46074

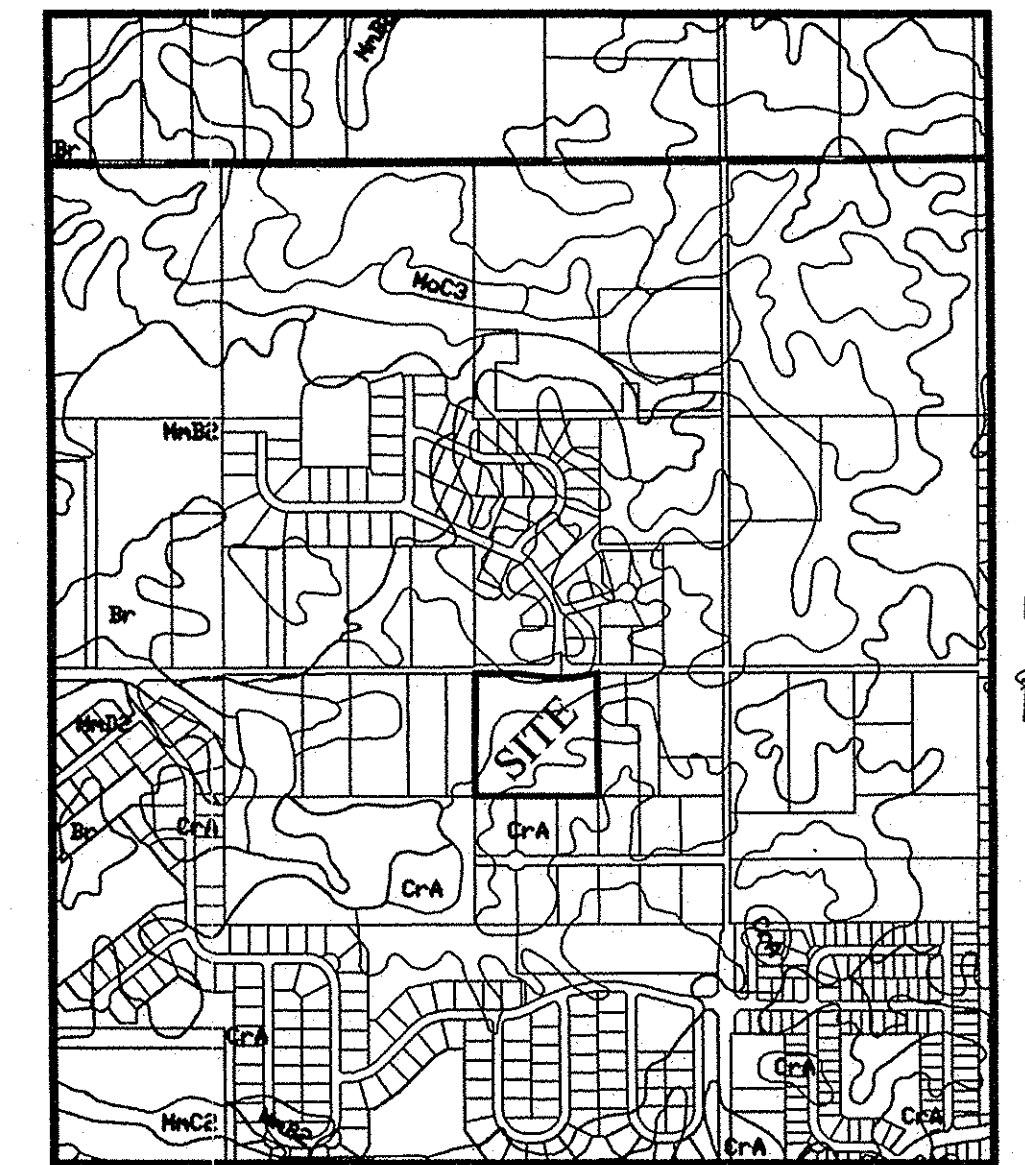
Indianapolis Power & Light Company
3600 North Arlington Avenue
Indianapolis, Indiana 46218

Vectren Energy
16000 Allisonville Road
Noblesville, Indiana 46060



RECORD DRAWING

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
1/11/2016



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.

PRIMARY BUILDING SETBACKS

MIN. FRONT BUILDING LINE	25'
SIDE YARD/AGGREGATE	10' MIN./20' AGGREGATE
REAR YARD	20'

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

CONSTRUCTION LIMITS

DESIGN DATA

SITE = 9.905 Ac.±
14 LOTS = 1.41 LOTS/ACRE

GRANNAN LANE 583.01 L.F.
ALDREW PLACE 392.75 L.F.
TOTAL 975.76 L.F.
DESIGN SPEED LIMIT: 25 MPH

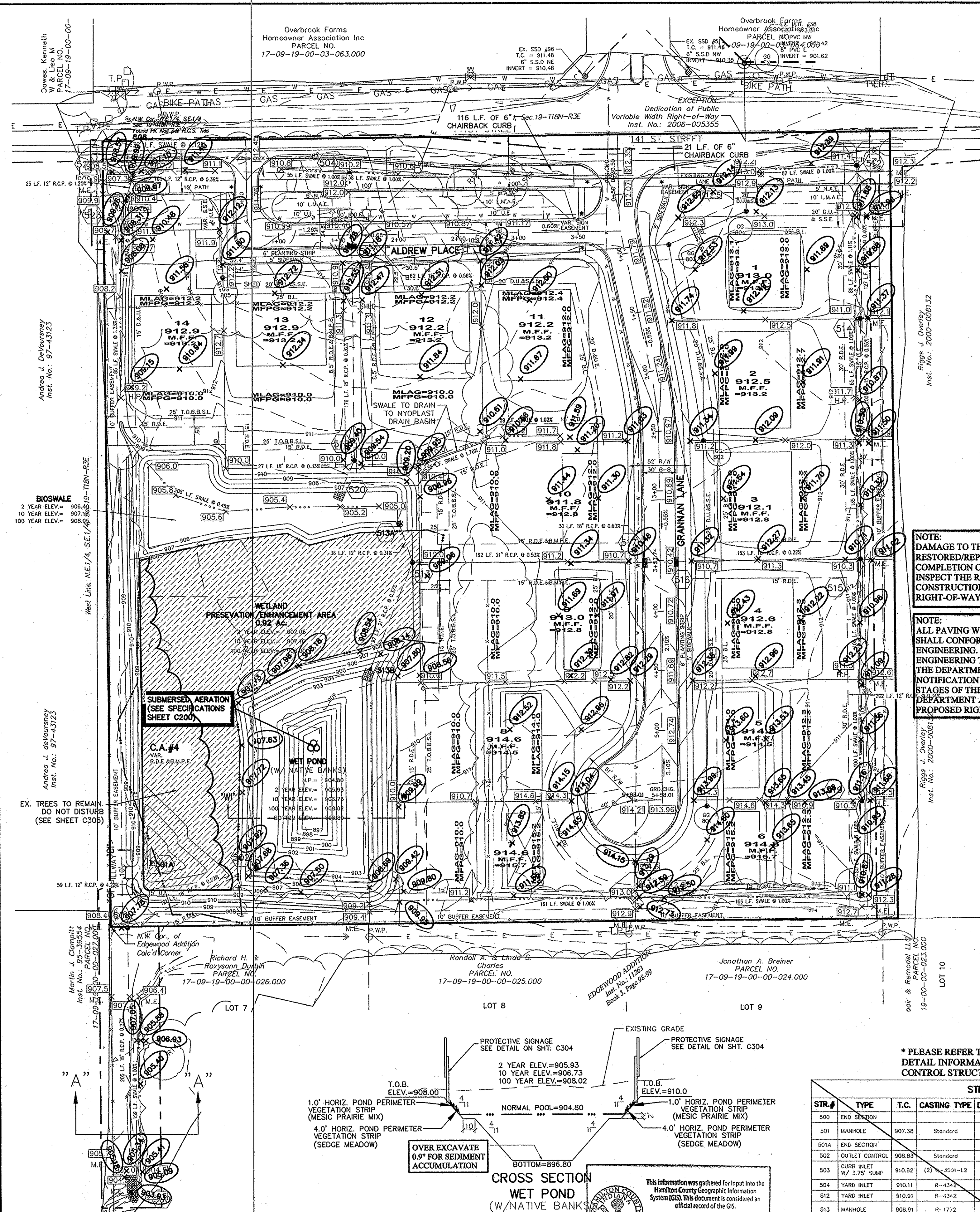
PLANS PREPARED BY:

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

PLANS CERTIFIED BY:

David J. Stoepfelwerth 11/21/14
DAVID J. STOEPPELWERTH
PROFESSIONAL LAND SURVEYOR
NO. 19358





Submersed Aeration Equipment
by ASAP Aquatics
KASCO Roubust - AIRE Aerator

Max Acreage: 1 acre
Max. Depth: 10'
Horsepower: 1/4 HP
Voltage: 120V
Compressor: Single Piston
Diffusers: 2
Weighted Airline: 500'

ASAP Aquatics
3310 N. Shadeland Ave.
Indianapolis, IN 46226
ASAPaquatics.com
Office: (317) 591-9000
Fax: (317) 591-9003

DRAINAGE SUMMARY

ALLOWABLE	10 YR. 0.998cfs	100 YR. 2.994cfs
POST DEVELOPED	1.085cfs	2.0156cfs

VOLUME DETENTION REQUIRED
110,425 ft³

VOLUME DETENTION PROVIDED
EX. WETLAND/WETPOND/BIOSWALE
266,238 ft³

WET POND OFFSITE DRAINAGE:
0.9 Ac to WET POND

LEGEND

M.E. MATCH EXISTING

--- 870 --- EXISTING CONTOUR

--- 870 --- EXISTING SANITARY SEWER

--- 870 --- EXISTING STORM SEWER

--- 870 --- PROPOSED GRADE

--- 870 --- PROPOSED CONTOUR

--- 870 --- PROPOSED SANITARY SEWER

--- 870 --- PROPOSED STORM SEWER

--- 870 --- PROPOSED WATER LINE

--- 870 --- PROPOSED SWALE

--- 870 --- PROPOSED 5' SIDEWALK (BY HOME BUILDER)

--- 870 --- PROPOSED 6" DUAL WALL HANCOR HI-Q TYPE 4 UNDERDRAINS UNDER CURB.

REAR R

XX
XXX.X
MFGP=XXX.X

DENOTES REAR PROTECTION GRADES

LOT NUMBER
PAD ELEVATION

DENOTES FRONT PROTECTION GRADES

MIN. FINISH FLOOR ELEV. IS BASED OFF OF THE BELOW CRITERIA, WHICHEVER IS HIGHER:

- (1) FOOT ABOVE THE NEAREST UPSTREAM OR DOWNSTREAM SANITARY MANHOLE WHICH EVER IS LOWEST.
- 15" (1.25') ABOVE THE ROAD ELEVATION
- 6" (0.5') ABOVE THE M.L.A.G

MFF=XXX.X MINIMUM FLOOD PROTECTION GRADE

MLAG=XXX.X MINIMUM LOWEST ADJACENT GRADE

4" SSD TO LOT

RISER TC

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

SEE SHEET C601 FOR LENGTHS

CONSTRUCTION LIMITS

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

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

STORM SEWER FOR THIS PROJECT WILL BE PUBLIC. WITH EXCEPTION OF REAR YARD SSDS.

ALL STORM SEWERS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE RCP CLASS III. WITH EXCEPTION OF REAR YARD SSDS.

NOTE:
FOR STORM AND PIPE CHARTS SEE THIS SHEET

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

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

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

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

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

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

UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATION 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.

FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOOD PLAIN PER FIRM 18057C0205F DATED FEB. 19, 2003

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

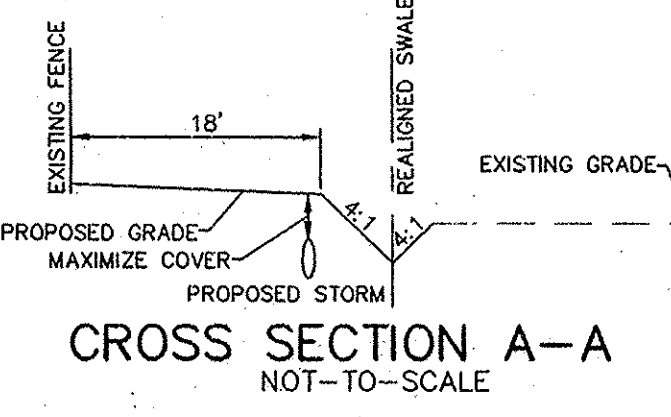
ADJACENT PROPERTIES
NORTH: RESIDENTIAL
EAST: AGRICULTURE
SOUTH: RESIDENTIAL
WEST: AGRICULTURE

BENCHMARK INFO

TBM #1

TOP OF CURB AT SOUTH END OF ENTRY ISLAND TO OVERBROOK FARMS. WEST OF CURB SPINE ON NORTH SIDE OF 141ST STREET.

(NAVD 88) ELEV.=912.78



- EARTHWORK:**
- 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 cost for fill needed.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

*** PLEASE REFER TO SHEET C802 FOR DETAILED INFORMATION FOR OUTLET CONTROL STRUCTURES #502 & #513A**

STR. #	TYPE	T.C.	CASTING TYPE	DIA. IN	DIR. IN	IN. IN	DIA. OUT	DIR. OUT	INV. OUT	SLOPE
500	END SECTION			18	N	903.35				
501	MANHOLE	907.38	Standard	18	NE	904.22	18	S	904.50	0.27%
501A	END SECTION			12		907.10	12	SW	907.10	4.22%
502	OUTLET CONTROL	908.83	Standard	18		904.79	18	SW	904.79	0.22%
503	CURB INLET	910.62	(2) R-3091-L2	15	N	906.01	18	S	905.91	0.32%
504	YARD INLET	910.11	R-4342	12	W	906.36	15	S	906.36	0.56%
512	YARD INLET	910.91	R-4342	12		907.81	12	S	907.81	0.40%
513	MANHOLE	908.01	R-1772	12		905.10	21	S	905.10	0.37%
513A	OUTLET CONTROL	907.16	SPECIAL	12		905.21	12	S	905.21	0.31%
513B	END SECTION			12		904.74	12	S	904.74	0.26%
514	YARD INLET	910.34	R-4342	12	N	907.30	15	S	907.30	0.26%
515	YARD INLET	910.26	R-1772	12	N	906.28	18	W	906.28	0.22%
516	CURB INLET	910.41	(2) R-3091-L2	18	E	906.24	18	W	906.14	0.60%
517	CURB INLET	910.35	(2) R-3091-L2	18	E	905.96	21	W	905.86	0.53%
518	YARD INLET	909.62	R-1772	18	N	905.35	18	SW	905.25	0.33%
519	YARD INLET	910.41	R-4342	12	NE	905.16	12	N	907.36	0.34%
520	END SECTION			12		907.25	12	E	907.25	0.36%
522	END SECTION			12		907.25	12	N	907.25	0.20%
524	END SECTION			12		907.25	12	N	907.25	0.20%

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM STR. #	DOWNSTREAM STR. #
503-506	18"	176.45'	0.32%	R.C.P.	503	518
502-501	18"	100.88'	0.22%	R.C.P.	502	501
501-500	18"	204.35'	0.27%	R.C.P.	501	500
514-515	15"	199.94'	0.26%	R.C.P.	514	515
515-516	18"	152.51'	0.26%	R.C.P.	515	516
516-517	18"	30.01'	0.60%	R.C.P.	516	517
518-513	21"	191.98'	0.53%	R.C.P.	517	513
512-514	12"	127.08'	0.31%	R.C.P.	512	514
519-515	12"	201.86'	0.41%	R.C.P.	519	515
521-503	15"	152.51'	0.56%	R.C.P.	504	503
522-504	12"	100.88'	0.36%	R.C.P.	522	504
518-520	18"	36.58'	0.33%	R.C.P.	518	520
523-524	12"	24.63'	1.20%	R.C.P.	523	524
513A-513	12"	36.03'	0.31%	R.C.P.	513A	513
513-519	21"	86.98'	0.37%	R.C.P.	513	519
513A-501	12"	59.44'	4.22%	R.C.P.	513A	501

RECORD DRAWING

Dennis D. Olmsted
Registered Land Surveyor
No. 900012

SPILLWAY S1
NOT-TO-SCALE



STOEPPELWERTH

SITE DEVELOPMENT PLAN

ALWAYS ON

C200

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/08/16	ASBUILT	ASB	ASB
2	05/29/16	REMOVED PER WETLAND COMMENT	JSM	JSM
3	05/29/16	REMOVED PER WETLAND COMMENT	JSM	JSM
4	05/29/16	REMOVED PER WETLAND COMMENT	JSM	JSM
5	05/29/16	REMOVED PER WETLAND COMMENT	JSM	JSM
6	05/29/16	REMOVED PER WETLAND COMMENT	JSM	JSM
7	05/29/16	REMOVED PER WETLAND COMMENT	JSM	JSM
8	05/29/16	REMOVED PER WETLAND COMMENT	JSM	JSM
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