

March 12, 2024

Matt Vogel  
V3 Companies, Ltd.  
619 N Pennsylvania Street  
Indianapolis, IN 46204



**NOTICE OF  
DRAINAGE APPROVAL**

\*\*\*THIS LETTER IS **NOT** A DRAINAGE PERMIT\*\*\*

RE: The Ridge on Williams Creek  
859 W 96<sup>th</sup> St  
DRN23-01695  
FLD23-00234

**To expedite the permitting process, please present this letter when obtaining permit.**

Dear Mr. Vogel:

The City of Indianapolis Department of Business & Neighborhood Services (BNS) has reviewed the proposed construction plans, drainage calculations, and application for the above referenced project. We have found that the submitted documents appear to be in substantial compliance with Chapter 561, Drainage and Sediment Control Ordinance, Code of Indianapolis and Marion County, Indiana and the Flood Control District Zoning Ordinance of Marion County, Indiana Chapter 735. We therefore grant storm water drainage approval for this project. We have based our approval upon the presumed accuracy of the proposed plan, specifications, and proper certification.

You should not construe this notice of approval to be a building permit or a waiver of any other applicable provisions of local zoning ordinances, utility regulations or building codes. In addition, the issuance of this notice of approval does not relieve the property owner of the responsibility to obtain all other applicable permits, easements, or approvals that may be required for this project.

**Sidewalk Disclaimer**

The inclusion or omission of sidewalks on the Drainage and/or Street construction plans does not constitute approval or waiver of sidewalks as required under Chapter 744, Art III, Sec. 04 of the Indianapolis/Marion County Municipal Code.

**As a requirement of the State's regulation governing storm water runoff and construction site erosion and sediment control (IDEM Construction Stormwater General Permit) you are required to submit an erosion and sediment control plan to the Marion County Soil and Water Conservation District (MCSWCD), and a Notice of Intent (and any required fees and application) to the Indiana Department of Environmental Management (IDEM) prior to the initiation of land disturbing activities. Please submit via IDEM's ePortal at <https://stormwater.idem.in.gov/ncore/external/home> Land disturbing activities under state law mean any manmade change of the land surface, including the removal of vegetative cover, excavating, filling, transporting and grading. Submittal of your BNS approved erosion and sediment control plan, SWPPP and a copy of this APPROVAL LETTER to the MCSWCD prior to engaging in any land disturbing activity will fulfill the State's requirement to submit**

a soil erosion and sediment control plan (though you are still require to submit the Notice of Intent to IDEM via the ePortal). For more information on submitting information to MCSWCD see <https://marionswcd.org/construction/>

## I. DESIGN APPROVAL AND PERMIT ISSUANCE

The City of Indianapolis hereby notifies the Owner/Owner's Representative that the plans are in *general conformity* to applicable design criteria established by City Ordinance, Standards and Specifications and are hereby approved. All detail dimensions and quantities have not been completely checked. The full responsibility of the Owner and their Agent(s) is not relieved by this approval.

If modification or addendum to the proposed construction project is required by the Owner(s)/Owner(s) Representative, a revised set of construction plans that accurately delineate all changes and/or amendments must be submitted and re-approved by this Department before the commencement of construction activity.

**The Owner/Owner's Representative is provided notice and direction to the following:**

**In order to receive the Drainage Permit, the following condition(s) must be met:**

**Once the listed items have been submitted and verified, a pre-construction meeting must be scheduled and completed by Owner/representative and/or Contractor. Contractor attendance is mandatory. Contact me to schedule a meeting time and place. If required, an Inspecting Engineer will be assigned at this meeting. If the Permit is not obtained within one (1) year from the date of this Notice this approval shall be void.**

1. Please pay the Final Plan Review fee of **\$3,811.50**. This fee represents the total review fee less the fees paid to date (\$4,325.50 - \$514.00). Checks should be made payable to the **City of Indianapolis**. Payment is due immediately. Please be advised that the Department has no knowledge regarding contractual obligations for payment of fees amongst various parties of a project, and therefore holds the signed Applicant responsible for payment of review fees.
2. **Final Construction Plans:** Submit one (1) digital (.pdf) copy of the **Final Construction Plans** to the assigned BNS Project Compliance Analyst (PCA), named in signature below, at the Business and Neighborhood Services office (1200 S. Madison Avenue, Suite 100, Indianapolis, IN 46225). Plans may be submitted via email. Please be sure these plans note the Drainage case number, project name, the latest revision date and are titled "**Final Construction Plans.**" **Owner/Owner's Representative will provide up to four (4) sets of full size paper (24" x 36") Final Construction Civil Plans at the required Pre-Construction meeting**
3. **Recorded BMP O&M Manual:** Submit one (1) recorded, signed, and Notarized digital (.pdf) copy of the **BMP O&M Manual**.
  - a. If providing a CD, it shall be labeled with:
    - 1) Project number

- 2) City Project Manager contact name
- 3) Name of Firm or Organization creating submittal
- 4) Submittal date

If applicable, both the **Final Construction Plans** and the **BMP O & M Manual** may be submitted on the same CD pursuant to the following:

- a. Reproducible copy of submitted plan in Adobe Acrobat (.pdf) or Tagged Image File (.tif) format labeled 'Final Construction Plans'
  - b. Copy of the recorded BMP O&M Manual in Adobe Acrobat (.pdf) format
4. **Grant of Perpetual Drainage Easement and Right of Way:** please submit an executed original version of this form. This document will then be executed by the City and returned to the applicant for recording. A copy of the recorded document must then be returned to this the BNS Compliance Analyst via .pdf prior to scheduling a pre-construction meeting.
  5. **AGREEMENT:** Please submit a fully executed **AGREEMENT FOR CONSTRUCTION OF STORMWATER DRAINAGE SYSTEM UNDER PRIVATE CONTRACT (With the System to Remain Private)** with notarized signatures of legal Owner and Contractor.

## II. CONSTRUCTION ACTIVITIES

**Construction activities may not begin before completion of the following:**

1. If assigned, the **inspection fee** for this project is based upon an inspection-billing rate of \$80.00 per hour with average inspection time between twenty (20) and thirty (30) hours per week of construction. The actual inspection cost is dependent on site conditions. Inspection costs will be invoiced directly by the Inspecting Engineer on a monthly basis.
2. An **Improvement Location Permit (ILP)** may also be required by the Department of Business & Neighborhood Services for this project. For additional information regarding the ILP, please call 317-327-8700 and request a detailed checklist.

## III. PROJECT ACCEPTANCE:

**ONLY current versions of City forms will be accepted. Please visit:**

<https://www.indy.gov/activity/infrastructure-and-right-of-way>

**The following must be completed during/after project construction/completion based on scope of project.**

1. **All forms and As Builts to be submitted directly to the Inspector assigned by the City.**

Contact the Inspecting Engineer to schedule a **Final Inspection and As Built shot/verification** . Inspection will continue until Final Inspection, As Builts, and all completion documentation is completed and accepted by the assigned inspection firm. The **balance of inspection costs** must be paid to the Inspector prior to project acceptance.

## A Completed Improvement Stormwater Drainage Project Contractor Affidavit

**AS-BUILT REQUIREMENTS:** Submit two (2) CDs with the following information:

- a. CD shall be labeled with:
  - 1) Project number
  - 2) City Project Manager contact name
  - 3) Name of Firm or Organization creating submittal
  - 4) Submittal date
- b. Digital data files:
  - 1) Reproducible copy of 'As-Built' plans in Adobe Acrobat (.pdf) or Tagged Image File (.tif) format
  - 2) Digital GIS Data in either AutoCAD (.dwg) or Drawing Interchange File (.dxf) format
  - 3) An index of drawings, preferably in Word (.doc) or Adobe Acrobat (.pdf) format

NOTE: Only drawings (Cover sheet, Civil sheets and Details) relevant to the project shall be included. Do not include drawings or documents that would not normally be included in the set of printed drawings, except for base drawings(s) or drawings(s) to be externally referenced.

### 2. FLOODPLAIN:

Please note that the following lots or portions of the following lots of this subdivision are in the existing floodplain of Williams Creek : Lots 2, 3, 4, 5, \_\_\_\_\_. The Base Flood Elevations (BFE's) for these lots are 790.13, 789.36, 790.53, 791.64, respectively. Structures built on these lots in the floodplain must have **Elevation Certificates filed with this office no later than 10 days after completion of the first finished floor to verify that these structures have been built with a Flood Protection Grade of at least two (2) feet above the noted BFE.**

In accordance with this approval, Section 2.00, of the FCDZO requires that the owner/applicant submit a Federal Emergency Management Agency/National Flood Insurance Program (FEMA/NFIP) Elevation Certificate for this site within **ten (10) calendar days** after establishing the lowest floor elevation. This Elevation Certificate must be completed by a Professional Engineer, Registered Architect or Registered Land Surveyor, for each new structure located within a Flood Control District.

The Bureau of License and Permit Services at BNS shall supply each applicant for a floodplain development permit with a blank NFIP elevation certificate during the Bureau of License and Permit Services' floodplain development permit review process. The applicant shall have a professional engineer, professional architect or professional surveyor complete the NFIP elevation certificate, showing the as-built floor elevation at flood protection grade and lowest adjacent grade to the structure, and other information required in the form.

The applicant shall deliver a signed and completed NFIP elevation certificate to the Bureau of License and Permit Services within ten calendar days after completion of construction of the lowest floor grade, and a second elevation certificate of the finished construction..

As the property owner/applicant you must deliver the signed and completed NFIP Elevation Certificate to the Department of Business & Neighborhood Services **within ten (10) calendar days** after completion of construction of the lowest floor grade. In an effort to provide improved customer service, building inspectors will be verifying receipt of the Elevation Certificate prior to the 2<sup>nd</sup> Rough-framing inspection. In this way, staff can complete review and approval of the as-built floor elevation so as not to delay final inspection. The completed Elevation Certificate should be returned to the Department of Business & Neighborhood Services and the Project Manager listed below.

If you have any question regarding this approval, please call me at 317-327-4952.

Sincerely,

*Jeff Meid*

Jeff Meid (327-4952)

Project Compliance Analyst

Department of Business & Neighborhood Services

cc: File  
Owner