



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 1, 2008

TO: Hamilton County Drainage Board

RE: Long Branch Drain, The Sanctuary at 116th Street Section 4 Arm

Attached is a petition filed by Platinum Properties, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for The Sanctuary at 116th Street Section 4 Arm, Long Branch 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:

6" SSD	7,468 ft.	24" RCP	288 ft.
12" RCP	431 ft.	30" RCP	329 ft.
15" RCP	255 ft.	36" RCP	372 ft.
18" RCP	1,104 ft.		

The total length of the drain will be 10,247 feet.

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

- Rear yard lots 125-126 from Str. 4719
- Common area Block W from Str. 2727
- Rear yard lot 155 from Str. 2731
- Rear yard lots 149-150 from Str. 2708
- Rear yard lots 147-148 from Str. 2708
- Rear yard lots 114 from Str. 4705
- Rear yard lots 115 from Str. 4705
- Rear yard lot 116 from Str. 4704
- Rear yard lots 117-118 from Str. 4704
- Rear yard lots 118-119 from Str. 4703
- Rear yard lots 120 from Str. 4703

Rear yard lot 121 from Str. 4702
Rear yard lot 124 from Str. 4702
Rear yard lot 126 from Str. 4714
Rear yard lot 134 from Str. 4714
Rear yard lot 133 from Str. 4713
Rear yard lots 130-132 from Str. 4713
Rear yard lots 137-138 from Str. 4718
Rear yard lots 138-139 from Str. 4721
Rear yard lot 140 from Str. 4721
Rear yard lots 141-142 from Str. 4722
Rear yard lots 143-146 from Str. 1737

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 \$10.00 per acre for common areas and platted lots, \$10.00 per acre for roadways, with a \$65.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$1,471.70 for Section 4A and \$1,802.10 for Section 4B.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Bond Safeguard
Date: April 16, 2008
Number: 5033247
For: Storm Sewers
Amount: \$85,112.00

Agent: Bond Safeguard
Date: April 15, 2008
Number: 5033250
For: Sub-Surface Drain
Amount \$13, 148.00

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.

I recommend that upon approval of the above proposed drain that the Board also approve the two attached non-enforcement requests. The requests are for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for The Sanctuary at 116th Street, Section 4A & 4B as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 22, 2008



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of Sanctuary at 116th Street Subdivision, Section
Four 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 Sanctuary at 116th Street, 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

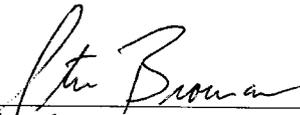
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

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

Steve Broermann

Printed Name

8-16-07

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Long Branch Drain, The Sanctuary at 116th Street Section 4 Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Long Branch Drain, The Sanctuary at 116th Street Section 4 Arm** on **September 22, 2008** 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

Long Branch Drain, The Sanctuary at 116th Street Section 4 Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **September 22, 2008** 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

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Long Branch Drain, The Sanctuary at 116th Street Section 4 Arm

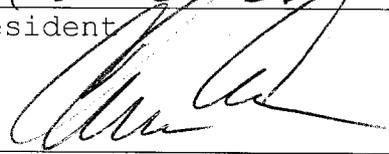
On this **22nd day of September 2008**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Long Branch Drain, The Sanctuary at 116th Street Section 4 Arm**.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

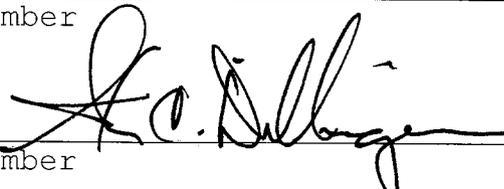
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest: 

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

February 29, 2008

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

Attention: Kent Ward

Re: Sanctuary at 116th St., Section 4A

Dear Mr. Ward:

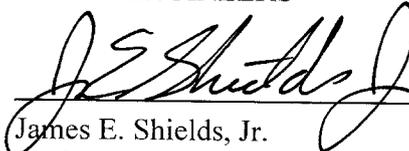
On behalf of the developer Platinum Properties, L.L.C., I wish to submit the following Engineer's Estimate for Sanctuary at 116th St., Section 4A. The estimate is as follows:

Storm Sewer	\$70,927.00
Sub Surface Drains	\$10,957.00
Monumentation	\$5,500.00

If you have any questions regarding these estimates, please contact Edward E. Fleming at (317) 846-6611.

Very truly yours,

WEIHE ENGINEERS



James E. Shields, Jr.
Professional Engineer

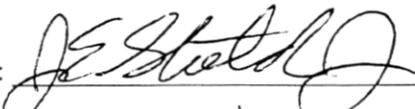
CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Sanctuary at 116th Street - Section 1, 2A, 4A.
Storm As-builts
4455 W. 121st Street, Carmel IN

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: 8/5/09

Type or Print Name: James E. Shields Jr.

Business Address: 10505 N. College Ave.
Indianapolis, IN 46280

Telephone Number: 317-846-6611



INDIANA REGISTRATION NUMBER

PE 10201333



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

January 29, 2010

Re: Long Branch Drain: Sanctuary at 116th Street Section 4A

Attached are as-builts, certificate of completion & compliance, and other information for Sanctuary at 116th Street Section 4A. 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 1, 2008. The report was approved by the Board at the hearing held September 22, 2008. (See Drainage Board Minutes Book 11, Pages 320-321) The changes are as follows:

The drain is now being built in two phases due to current economic conditions. So the final reports for this drain will be written in two parts as well. This report is for section 4A.

Structure:	Length:	Size	Material:	Up Invert:	Dn_Invert	Grade:	Changes:
4714-4713	118	18	RCP	902.03	901.76	0.23	-3
4713-4712	182	18	RCP	901.76	901.11	0.36	2
4712-1727	120	18	RCP	901.11	900.09	0.85	-5
4715-4716	24	12	RCP	904.25	903.38	3.63	-5
4716-4717	53	15	RCP	903.28	902.91	0.7	-3
4717-4718	103	18	RCP	902.81	902.47	0.33	-4
4718-4721	265	18	RCP	902.37	902.04	0.41	-5
4721-4722	223	18	RCP	901.94	901.66	0.41	-4
4722-1729	69	18	RCP	901.56	901.03	0.77	-4
4718B-4718A	22	12	RCP	902.9	902.82	0.36	-4
4718A-4718	27	12	RCP	902.72	902.47	0.93	-3
4702-4701	140	36	RCP	900.03	899.19	0.6	-3
4701-1737	232	36	RCP	899.19	898.89	0.13	-5
4719-4702	176	30	RCP	900.23	900.03	0.11	-2
4710-4709	75	12	RCP	903.68	902.87	1.08	
4709-4708	65	12	RCP	902.87	902.1	1.19	-6
4711-4708	24	12	RCP	902.85	902.1	3.13	
4708-4701	61	15	RCP	902.1	899.19	2.21	-5
1729-1728	113	18	RCP	901.03	900.75	0.25	-6

RCP Pipe Totals:

12	237
15	114
18	1193
30	176
36	372

Total: 2092

SSD Totals:

Streets	2114
Lots	1261

Total: 3375

The length of the drain due to the changes described above is now **5467 feet**. It should be noted that the 15" RCP between structures 1729-1728 installed with section 1 was replaced with 18" RCP with this section.

The non-enforcement was approved by the Board at its meeting on September 22, 2008 and recorded under instrument # 2009049899.

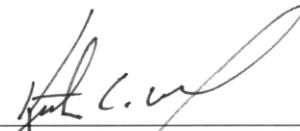
The following sureties were guaranteed by Bond Safeguard Insurance Company and released by the Board on its August 10, 2009 meeting.

Bond-LC No: 5033247
Insured For: Storm Sewers
Amount: \$85,112.00
Issue Date: April 16, 2008

Bond-LC No: 5033250
Insured For: SSD
Amount: \$13,148.00
Issue Date: April 16, 2008

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

Sincerely,



 Kenton C. Ward, CFM
 Hamilton County Surveyor

KCW/slm

GENERAL NOTES

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- 2) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- 3) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- 4) ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- 5) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- 6) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- 7) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- 8) TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- 9) THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 10) ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- 11) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- 12) THE SITE DOES NOT LIE IN A SPECIAL HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #1800081 0205 F, DATED FEBRUARY 19, 2003.
- 13) BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- 14) THIS SITE DOES NOT CONTAIN ANY WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, CARMEL, IN, NATIONAL WETLANDS INVENTORY MAP DATED 1990.

CONSTRUCTION PLANS FOR SANCTUARY AT 116TH STREET SECTION FOUR A & B 4455 W. 121st STREET CARMEL, IN

SHEET INDEX

SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C101	SITE PREPARATION / DEMOLITION PLAN
C102	SITE PLAN
C103	SITE GRADING PLAN
C104	UTILITY PLAN
C201-203	STREET PLAN & PROFILE SHEETS
C204-205	STREET DETAIL
C206	CARMEL PAVING & CURB POLICY
C301-303,303 A	STORM SEWER PLAN & PROFILE SHEETS
C304-306	STORM SEWER DETAIL SHEET
C307-C308	WATER QUALITY BIOSTRIP DETAIL SHEET
C401-403	SANITARY SEWER PLAN & PROFILE SHEETS
C404-405	SANITARY SEWER DETAILS & SPECIFICATIONS
C501-504	EROSION CONTROL PLAN & DETAIL SHEETS
C601	TRAFFIC CONTROL PLAN
C602	INTERSECTION DETAILS
C701	WATER MAIN PLAN
C702	WATER MAIN DETAIL SHEET

BENCHMARK INFORMATION

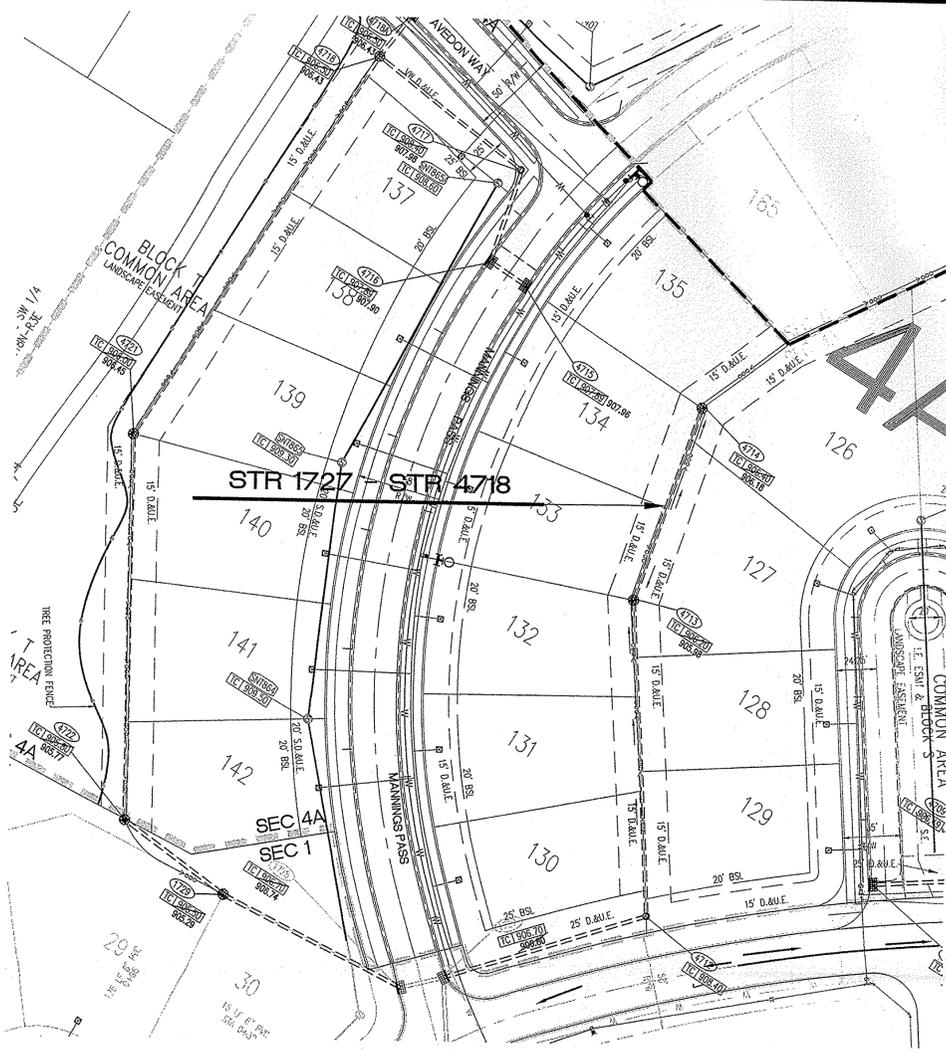
BM 800 54 - A DNR DISK IS LOCATED 1.0 MILE NORTHEAST OF ZIONSVILLE; 0.2 MILE EAST ALONG WEST 121ST STREET FROM ITS JUNCTION WITH STATE ROAD 421, AT THE INTERSECTION OF DAUGHERTY DRIVE AND WEST 121ST STREET, IN THE NORTHEAST 1/4 OF THE INTERSECTION, AT THE ENTRANCE TO THE EAGLE VILLAGE SUBDIVISION; SET IN THE TOP OF A CONCRETE POST, LEVEL WITH THE GROUND; A DEPARTMENT OF NATURAL RESOURCES BRASS CONTROL STATION TABLE, STAMPED "800 54 1989".
ELEV.: 901.14 FEET (1929 DATUM)
ELEV.: 900.76 FEET (1988 DATUM)

PLANS PREPARED FOR:
PLATINUM PROPERTIES
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, IN 46256
(317) 863-2061 PHONE
(317) 290-4379 FAX
CONTACT PERSON: STEVE BROERMANN

PLANS PREPARED BY:
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
(317) 846-8811 PHONE
(317) 849-0546 FAX
CONTACT PERSON:
JIM SHIELDS - PROJECT MANAGER
EMAIL: SHIELDS@WEIHE.NET
BRADY KUHN - SURVEYOR
EMAIL: KUHN@WEIHE.NET

LEGAL DESCRIPTION

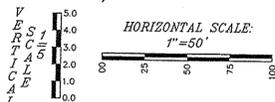
PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 00 MINUTES 35 SECONDS WEST (ASSUMED BASIS OF BEARINGS) XXX FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS WEST 544.81 FEET TO THE NORTHWEST CORNER OF THE SANCTUARY AT 116TH STREET SECTION ONE AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. XX-XXXXX IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE THE FOLLOWING COURSES: (1) COURSES ALONG THE NORTHERLY LINE OF SAID SANCTUARY AT 116TH STREET SECTION ONE: (1) THENCE NORTH 85 DEGREES 27 MINUTES 01 SECOND EAST 238.85 FEET; (2) THENCE NORTH 48 DEGREES 24 MINUTES 10 SECONDS EAST 85.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 48 DEGREES 24 MINUTES 10 SECONDS EAST 479.02 FEET; (3) THENCE SOUTHEASTERLY ALONG SAID CURVE WHICH BEARS NORTH 48 DEGREES 24 MINUTES 10 SECONDS EAST 479.02 FEET; (4) THENCE SOUTH 47 DEGREES 19 MINUTES 45 THROUGH A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 55 SECONDS 47.92 FEET; (5) THENCE NORTH 42 DEGREES 31 MINUTES 31 SECONDS EAST 36.35 FEET; (6) THENCE SOUTH 47 DEGREES 19 MINUTES 45 SECONDS EAST 9.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF WHICH BEARS NORTH 42 DEGREES 40 MINUTES 19 SECONDS EAST 11.00 FEET; (7) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 48 MINUTES 21 SECONDS 18.01 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY THE RADIUS OF WHICH BEARS SOUTH 51 DEGREES 08 MINUTES 36 SECONDS EAST 27.90 FEET; (8) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 55 SECONDS 47.92 FEET; (9) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 55 SECONDS 47.92 FEET; (10) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 38 MINUTES 36 SECONDS 28.94 FEET; (11) THENCE SOUTH 42 DEGREES 18 MINUTES 51 SECONDS EAST 9.03 FEET; (12) THENCE SOUTH 34 DEGREES 41 MINUTES 09 SECONDS EAST 58.00 FEET; (13) THENCE NORTH 48 DEGREES 18 MINUTES 51 SECONDS EAST 150.45 FEET; (14) THENCE SOUTH 31 DEGREES 41 MINUTES 09 SECONDS EAST 116.00 FEET TO WESTERLY LINE OF THE SANCTUARY AT 116TH STREET SECTION TWO AND AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. XX-XXXXX IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY LINE OF SAID SANCTUARY AT 116TH STREET SECTION TWO: (1) THENCE NORTH 58 DEGREES 18 MINUTES 51 SECONDS EAST 142.34 FEET; (2) THENCE SOUTH 60 DEGREES 43 MINUTES 34 SECONDS EAST 124.99 FEET; (3) THENCE NORTH 79 DEGREES 19 MINUTES 56 SECONDS EAST 108.37 FEET; (4) THENCE NORTH 47 DEGREES 39 MINUTES 39 SECONDS EAST 138.13 FEET; (5) THENCE NORTH 05 DEGREES 47 MINUTES 49 SECONDS EAST 76.96 FEET; (6) THENCE NORTH 15 DEGREES 09 MINUTES 17 SECONDS EAST 111.79 FEET; (7) THENCE NORTH 10 DEGREES 19 MINUTES 43 SECONDS WEST 92.98 FEET; (8) THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST 298.33 FEET; (9) THENCE SOUTH 09 DEGREES 56 MINUTES 37 SECONDS WEST 9.07 FEET; (10) NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST 176.88 FEET TO THE POINT OF BEGINNING; (11) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (12) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (13) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (14) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (15) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (16) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (17) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (18) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (19) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (20) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (21) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (22) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (23) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (24) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (25) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (26) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (27) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; (28) THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 58 MINUTES 25 SOUTHERLY RIGHT-OF-WAY OF 121ST STREET; 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STR 1727 - STR 4718

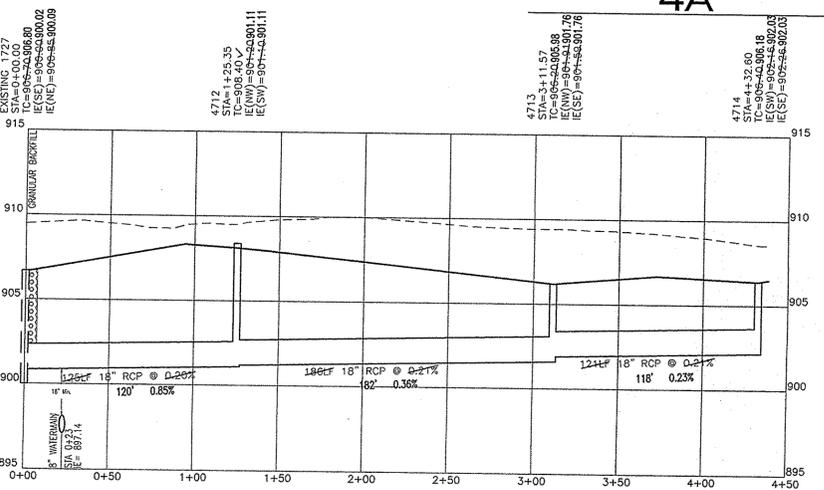
SEC 4A
SEC 1

MINIMUM COVER FOR PIPE CROSSINGS WITHIN CITY RIGHT-OF-WAY
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 Cover heights for reinforced concrete pipe storm sewer that are less than those required will be evaluated on a case by case condition and approved only with written permission by the city engineer.



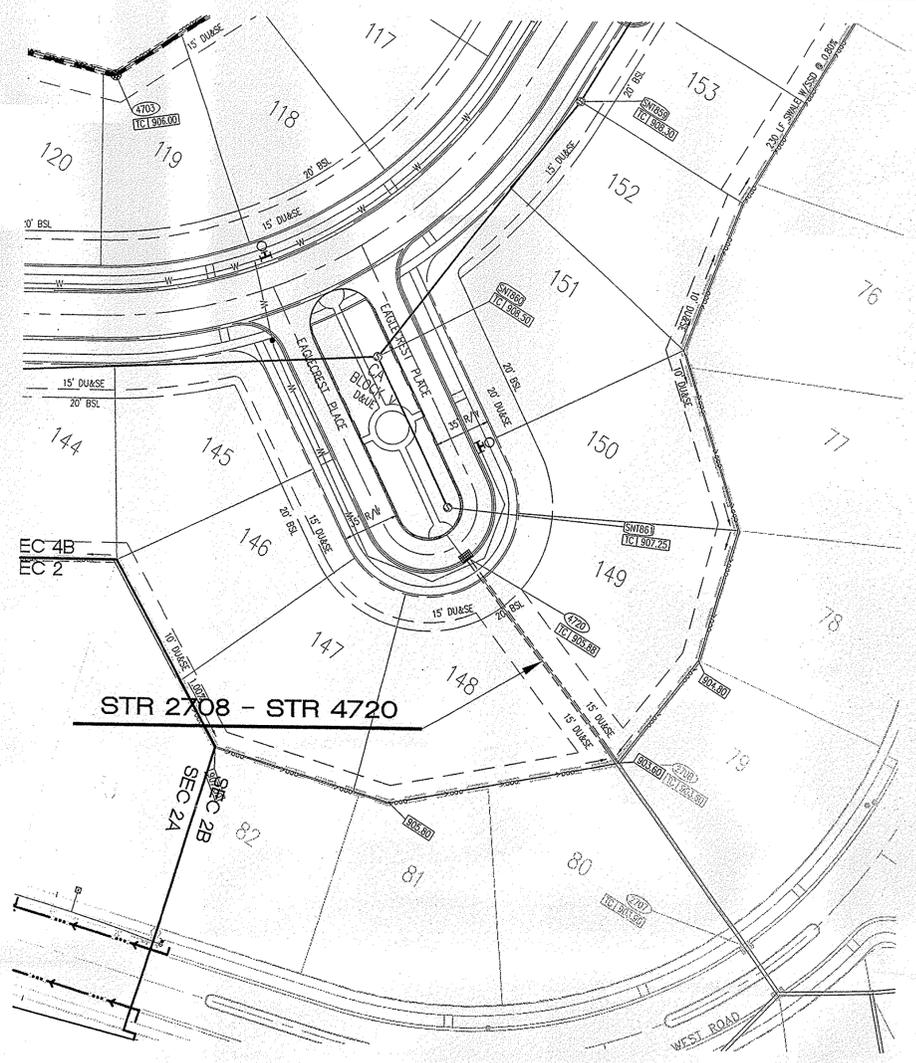
HORIZONTAL SCALE: 1" = 50'

4A



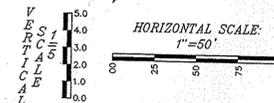
STR 1727 - STR 4714

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



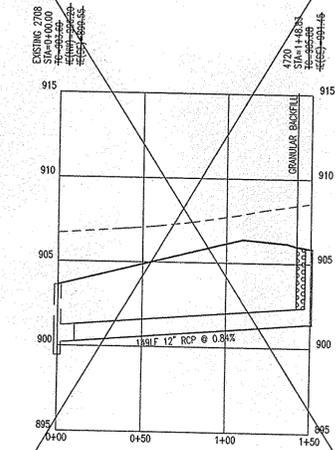
STR 2708 - STR 4720

SEC 2A
SEC 2B



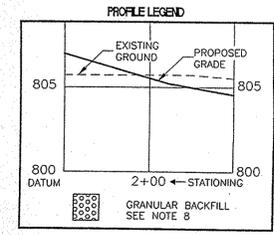
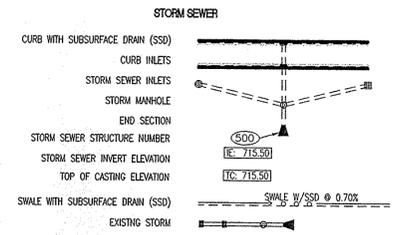
HORIZONTAL SCALE: 1" = 50'

4B



STR 2708 - STR 4720

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

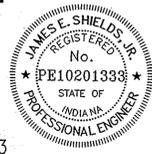


STORM SEWER PLAN AND PROFILE NOTES:

- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
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- ALL STRUCTURES (IE: MANHOLES, INLETS) SHALL HAVE POURED FLOW LINES AND BENCH WALLS. THE FLOW LINES AND BENCH WALLS SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
- FIELD ADJUSTMENTS OF TOP OF CASTING (T.C.) OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. ADJUSTMENTS EXCEEDING FIVE TENTHS (0.5) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE.
- STORM STRUCTURES WITH INLET CASTINGS SHALL BE SET TO MAINTAIN A POSITIVE DRAINAGE FLOW INTO THE STRUCTURE.
- STORM PIPE INVERTS AT OUTLET STRUCTURES (IE: END SECTIONS), AND PIPE LENGTHS MAY REQUIRE FIELD ADJUSTMENTS TO MEET ACTUAL FIELD CONDITIONS.
- FULL DEPTH GRANULAR BACKFILL SHALL BE PER DETAIL D-23 ON SHEET C306.
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 A) REHABILITATE AND COAT THE ENTIRE INTERIOR OF THE MANHOLE WITH NON-SHRINK GROUT.
 B) AT THE POINT OF CONNECTION OF THE PROPOSED PIPE, PLACE A THREE FOOT (3') DIAMETER BY A MINIMUM SIX INCH (6") THICK 4,000 PSI CONCRETE COLLAR WITH 4x4x10 GAUGE WIRE MESH OVER THE EXTERIOR OF THE MANHOLE.
 C) ONCE THE CORE HAS BEEN MADE, INSTALL A RUBBER BOOT.
- TOP OF CASTING (T.C.) TO SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER A STRUCTURE, WHEN A STRUCTURE IS NOT A CURB INLET. T.C. SHALL INDICATE TOP OF CURB WHEN STRUCTURE IS A CURB INLET.
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- ALL EXISTING UTILITIES: THE ASSUMED DEPTH IS THE INDUSTRY STANDARD DEPTH FOR THOSE UTILITIES MEASURED FROM THE TOPOGRAPHIC ELEVATIONS.
- THERE SHALL BE NEITHER WATER VALVES NOR MANHOLES WITHIN THE PAVEMENT, CURBS, SIDEWALKS, OR ASPHALT PATHS.

**SECTION 4A ONLY
RECORD DRAWING**

STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY
11/8/08
JAMES E. SHIELDS, JR. P.E. 10201333



Plan Certification Note:

Site Plan drawings and site topographic drawings were prepared by Cripe Architects and Engineers and the Schneider corporation for Indiana Land Development Corporation.

Final drawings were prepared by Weihe Engineers, Inc. and James E. Shields, Jr. Final construction plans are those plans containing a final revision date after 03/02/07. Weihe Engineers, Inc. and James E. Shields, Jr. accept full responsibility for all engineering work in these plans.

WEIHE ENGINEERS INC.
 317.846.6611
 FAX 317.843.0546
 TOLL FREE 800.452.6408
 10505 NORTH COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46280
 WWW.WEIHENET
 ALLAN H. WEIHE, P.E., L.S. - PRESIDENT
 CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS

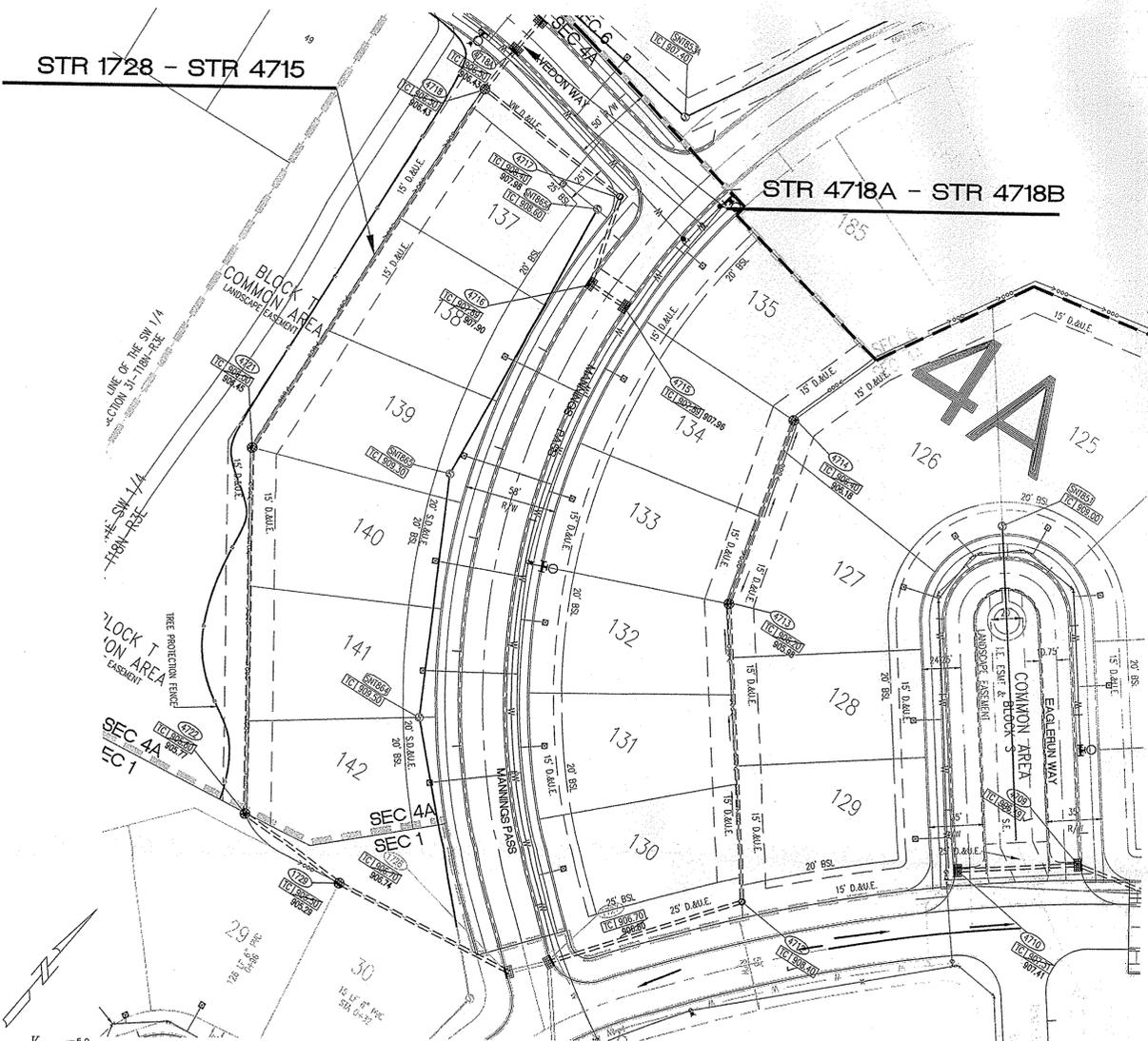
PROJECT NO.	W06-0883
DWG. NAME	STORM SEWER AS-BUILTS
DESIGNED BY	JAMES E. SHIELDS, JR.
CHECKED BY	JAMES E. SHIELDS, JR.
DATE	11/8/08

THE SANCTUARY AT 116TH STREET
SECTION FOUR A & B
PLATINUM PROPERTIES
STORM SEWER PLAN & PROFILE SHEET
A part of the South Half of Section 31, Township 18 North, Range 3 East, Hamilton County, Indiana

SHEET NO. **C303**
PROJECT NO. W06-0883

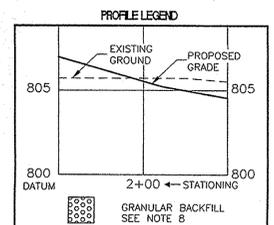
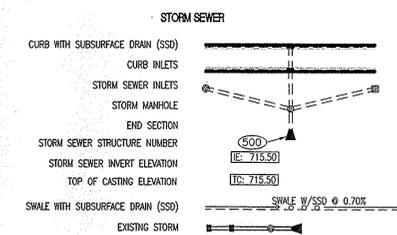
STR 1728 - STR 4715

STR 4718A - STR 4718B

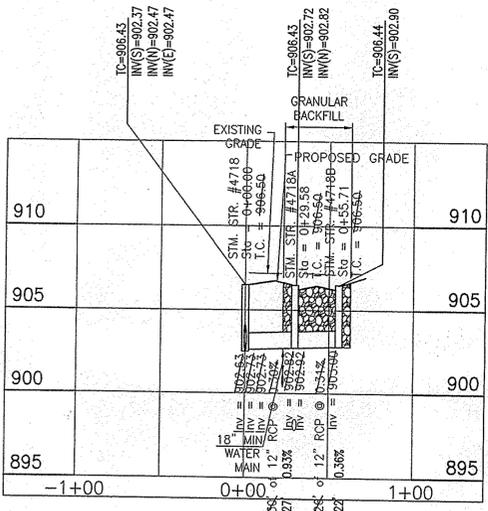


4A

4B

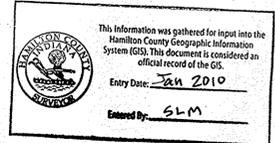


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STR 4718B - STR 4718

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



MINIMUM COVER FOR PIPE CROSSINGS WITHIN CITY RIGHT-OF-WAY

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RECORD DRAWING**
STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY

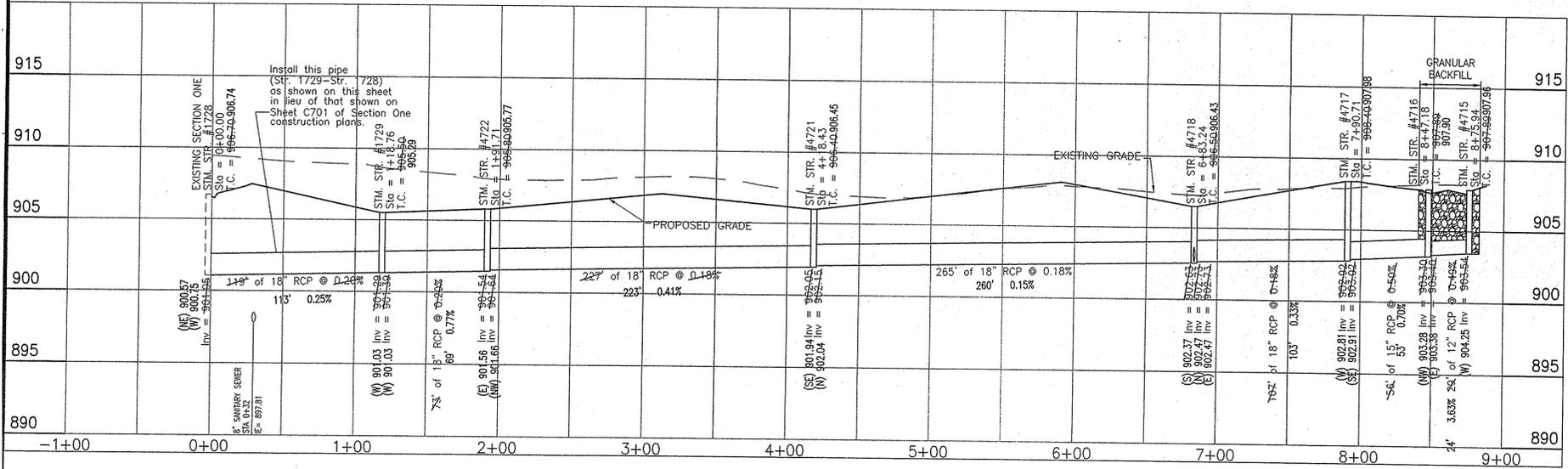
11/5/08
JAMES E. SHIELDS, JR. P.E. 10201333



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STR 1729 - STR 4715

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

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TOLL FREE 800.452.6408
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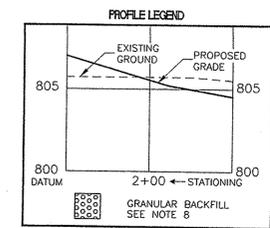
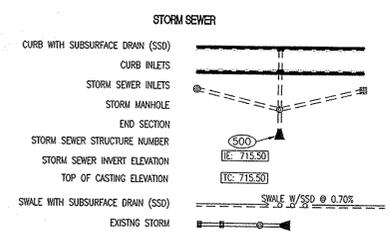
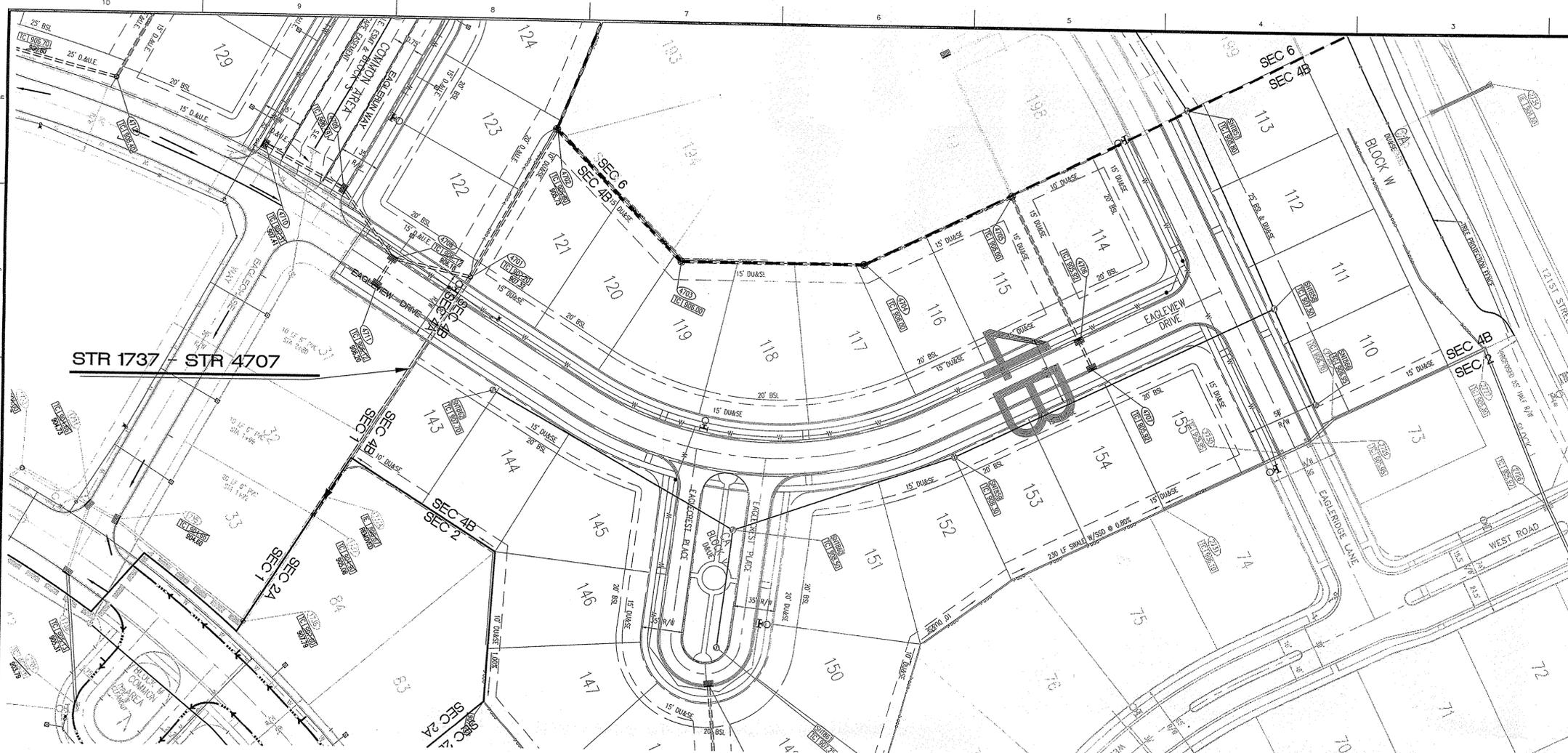
PROJECT NO.	DATE	BY	DATE	REVISIONS AND ISSUES
W06-0883	5-17-07	JES	5-17-07	ISSUED FOR PERMITS AND AS-BUILT REVIEW
	8-4-07	JES	8-4-07	REVISIONS TO ALL SHEETS
	8-20-07	JES	8-20-07	CORRECT ENGINEERING COMMENTS
	10-11-07	JES	10-11-07	ENGINEERING COMMENTS
	01-22-08	JES	01-22-08	ENGINEERING COMMENTS

JAMES E. SHIELDS, JR. P.E. 10201333

PREPARED FOR:
**THE SANCTUARY AT 116TH STREET
SECTION FOUR A & B**
PLATINUM PROPERTIES
STORM SEWER PLAN & PROFILE SHEET
A part of the South Half of Section 31, Township 18 North, Range 3 East, Hamilton County, Indiana.

SHEET NO.
C303A

PROJECT NO.
W06-0883

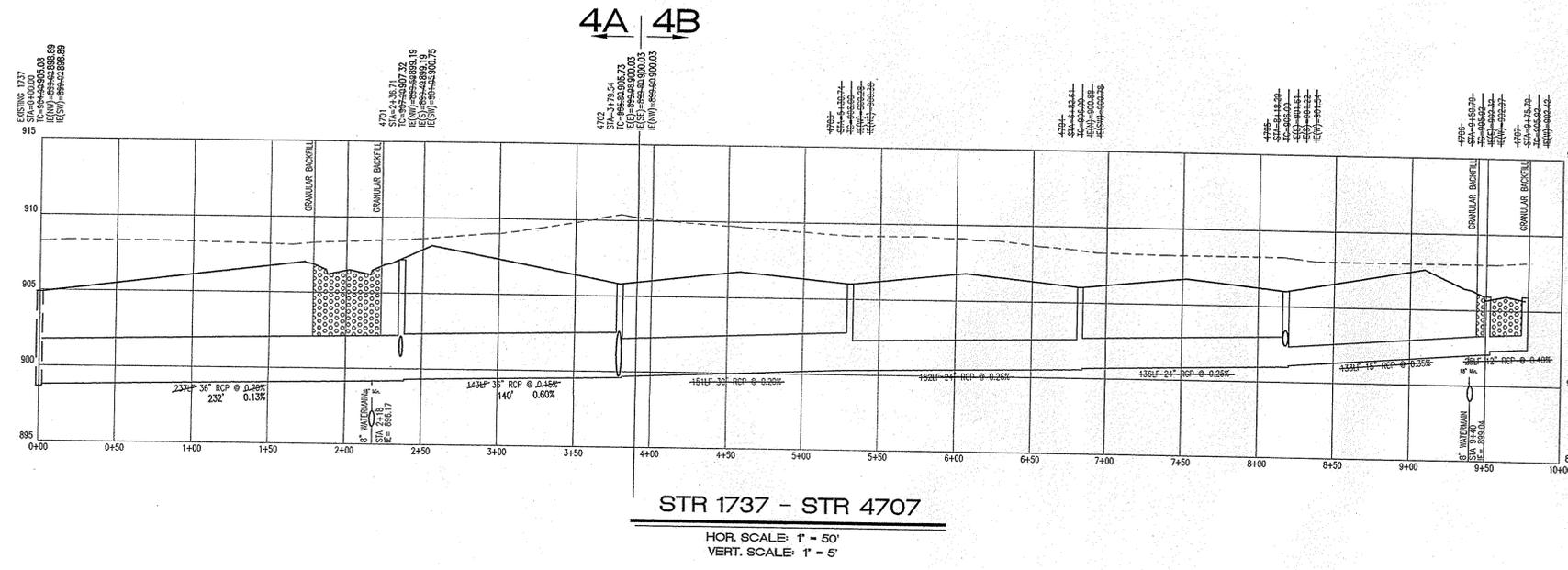


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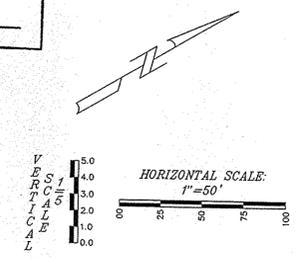
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This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
Entry Date: Jan 2010
Entered By: SLM



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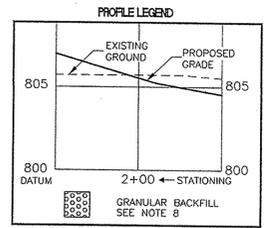
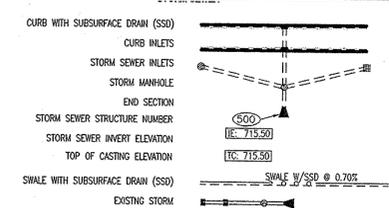
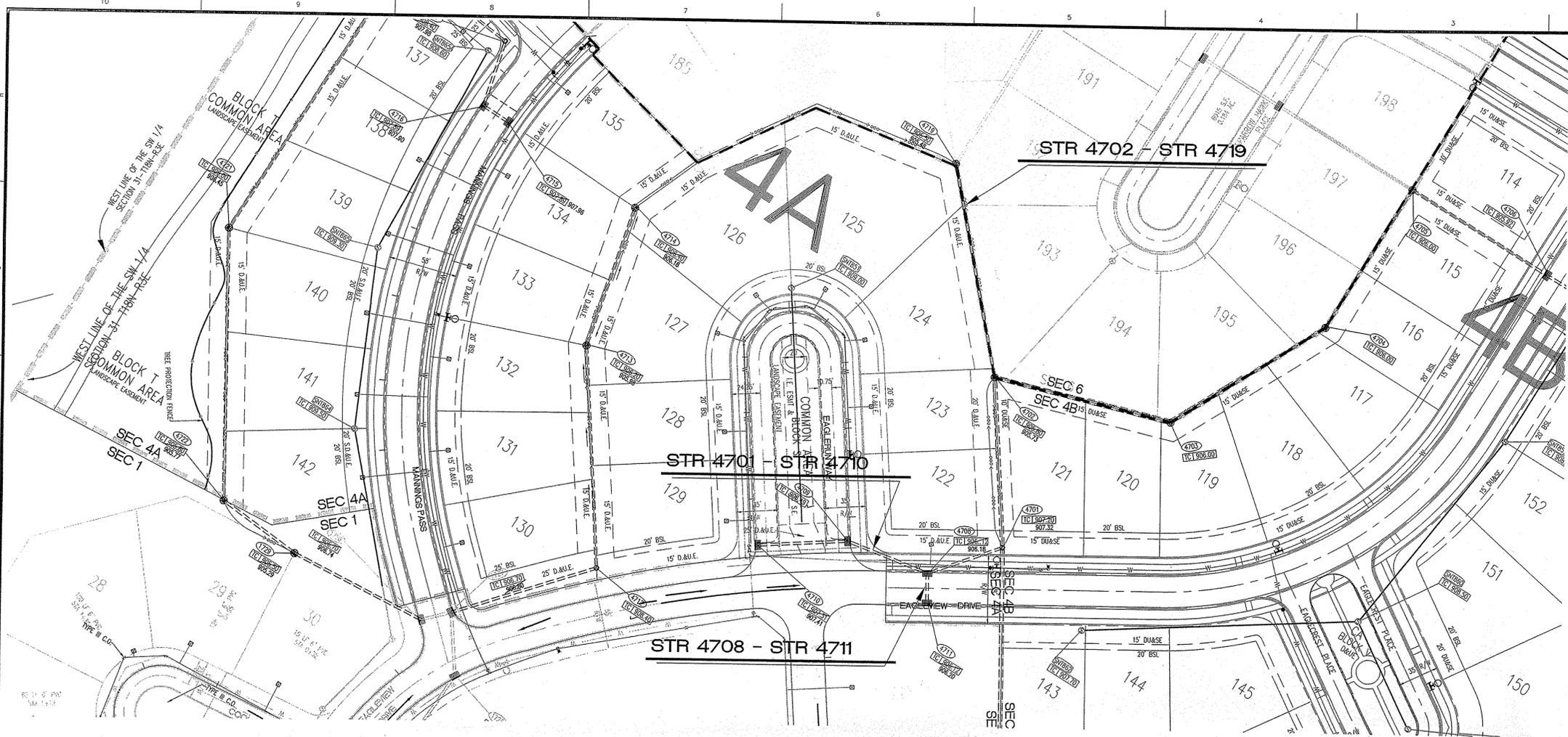
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ALLAN H. WEIHE, P.E., L.S. - PRESIDENT
CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS

PROJECT NO.	W06-0883
DWG. NAME	STORM SEWER PLAN
DESIGNED BY	JES
DRAWN BY	JES
CHECKED BY	JES
DATE	11-19-08

REVISIONS AND ISSUES:
 1. REVISIONS PER COMMENTS & HHS REVIEW
 2. HHS REVIEW COMMENTS
 3. HHS REVIEW COMMENTS
 4. HHS REVIEW COMMENTS
 5. HHS REVIEW COMMENTS
 6. HHS REVIEW COMMENTS
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 13. HHS REVIEW COMMENTS
 14. HHS REVIEW COMMENTS
 15. HHS REVIEW COMMENTS

PREPARED FOR:
**THE SANCTUARY AT 116TH STREET
SECTION FOUR A & B**
PLATINUM PROPERTIES
STORM SEWER PLAN & PROFILE SHEET
A part of the South Half of Section 31, Township 18 North, Range 3 East, Hamilton County, Indiana

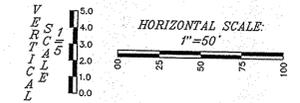
SHEET NO. **C301**
PROJECT NO. **W06-0883**



- STORM SEWER PLAN AND PROFILE NOTES**
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "I" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
 - IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
 - ALL STRUCTURES SHALL HAVE CASTINGS, JOINTS, LIFT RINGS, STEPS AND PIPE CONNECTIONS WELL GROUTED, TROWELED SMOOTH AND BRUSH FINISHED.
 - ALL STRUCTURES (IE: MANHOLES, INLETS) SHALL HAVE POURED FLOW LINES AND BENCH WALLS. THE FLOW LINES AND BENCH WALLS SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
 - FIELD ADJUSTMENTS OF TOP OF CASTING (T.C.) OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. ADJUSTMENTS EXCEEDING FIVE TENTHS (0.5) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE.
 - STORM STRUCTURES WITH INLET CASTINGS SHALL BE SET TO MAINTAIN A POSITIVE DRAINAGE FLOW INTO THE STRUCTURE.
 - STORM PIPE INVERTS AT OUTLET STRUCTURES (IE: END SECTIONS), AND PIPE LENGTHS MAY REQUIRE FIELD ADJUSTMENTS TO MEET ACTUAL FIELD CONDITIONS.
 - FULL DEPTH GRANULAR BACKFILL SHALL BE PER DETAIL D-23 ON SHEET C306.
 - REFER TO DETAIL D-23, SHEET C306 FOR TRENCHING, BACKFILL AND COVER REQUIREMENTS.
 - PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE END SECTIONS.
 - THE CONNECTION OF THE PROPOSED STORM SEWER TO AN EXISTING BRICK STRUCTURE MUST BE DONE ACCORDING TO THE FOLLOWING CONDITIONS:
 - REHABILITATE AND COAT THE ENTIRE INTERIOR OF THE MANHOLE WITH NON-SHRINK GROUT.
 - AT THE POINT OF CONNECTION OF THE PROPOSED PIPE, PLACE A THREE FOOT (3') DIAMETER BY A MINIMUM SIX INCH (6") THICK 4,000 PSI CONCRETE COLLAR WITH 4x4.10 GAUGE WIRE MESH OVER THE EXTERIOR OF THE MANHOLE.
 - ONCE THE CORE HAS BEEN MADE, INSTALL A RUBBER BOOT.
 - TOP OF CASTING (TC) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER A STRUCTURE. WHEN A STRUCTURE IS NOT A CURB INLET, TC SHALL INDICATE TOP OF CURB WHEN STRUCTURE IS A CURB INLET.
 - ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 - ALL EXISTING UTILITIES: THE ASSUMED DEPTH IS THE INDUSTRY STANDARD DEPTH FOR THOSE UTILITIES MEASURED FROM THE TOPOGRAPHIC ELEVATIONS.
 - THERE SHALL BE NEITHER WATER VALVES NOR MANHOLES WITHIN THE PAVEMENT, CURBS, SIDEWALKS, OR ASPHALT PATHS.

MINIMUM COVER FOR PIPE CROSSINGS WITHIN CITY RIGHT-OF-WAY

For installation of Storm Mains, Water Mains, Sanitary Mains, Water Service Laterals, Sanitary Service Laterals under City streets, regardless of jurisdiction of the utility, the minimum cover from the top of the installed pipe shall be the pavement section thickness (all bituminous and aggregate material above the subgrade) plus 1'-0", but under no circumstances shall the cover along any part of the pipe from the final pavement elevation to the top of the pipe be less than 2.5-feet. If the standard practice of the utility that has jurisdiction over the installation has a more stringent cover requirement, the more stringent requirement shall govern. Cover heights for reinforced concrete pipe storm sewer that are less than those required will be evaluated on a case by case condition and approved only with written permission by the city engineer.



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: Jan 2010

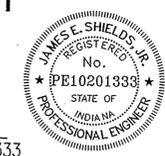
Entered by: SLM

**SECTION 4A ONLY
RECORD DRAWING**

STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY

11/18/08

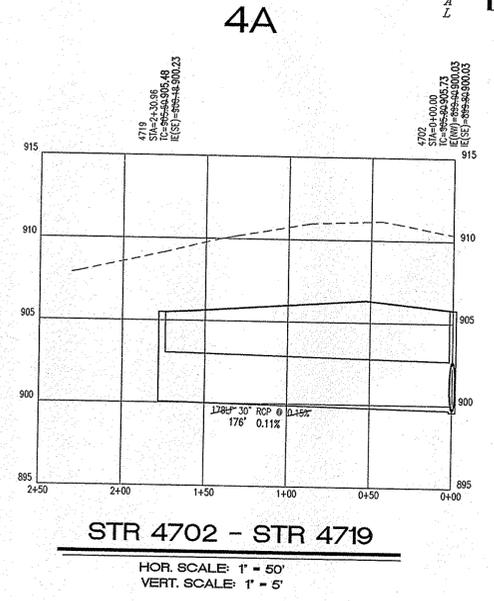
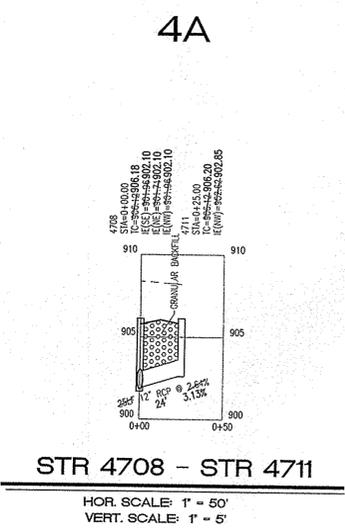
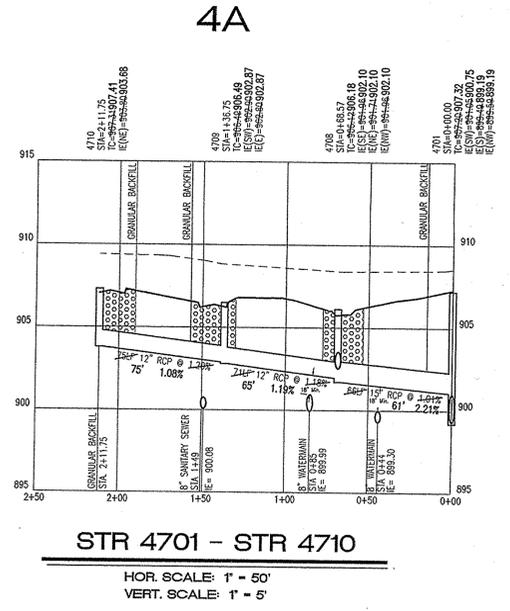
JAMES E. SHIELDS, JR., P.E. 10201333



Plan Certification Note:

Site Plan drawings and site topographic drawings were prepared by Cripe Architects and Engineers and the Schneider corporation for Indiana Land Development Corporation.

Final drawings were prepared by Weihe Engineers, Inc. and James E. Shields, Jr. Final construction plans are those plans containing a final revision date after 03/02/07. Weihe Engineers, Inc. and James E. Shields, Jr. accept full responsibility for all engineering work in these plans.



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ALLAN H. WEIHE, P.E., L.S. - PRESIDENT
WEIHE ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS

PROJECT NO.	W06-0883
DWG. NAME	STORM SEWER PLAN AND PROFILE
DESIGNED BY	JAMES E. SHIELDS, JR.
DRAWN BY	SLM
CHECKED BY	JES
DATE	11-18-08

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	11-18-08	ISSUED FOR PERMITS
2	11-18-08	REVISIONS PER CROSSINGS & MINOR REVISIONS TO ALL SHEETS
3	11-18-08	MINOR REVISIONS TO ALL SHEETS
4	11-18-08	MINOR REVISIONS TO ALL SHEETS
5	11-18-08	MINOR REVISIONS TO ALL SHEETS
6	11-18-08	MINOR REVISIONS TO ALL SHEETS
7	11-18-08	MINOR REVISIONS TO ALL SHEETS
8	11-18-08	MINOR REVISIONS TO ALL SHEETS
9	11-18-08	MINOR REVISIONS TO ALL SHEETS
10	11-18-08	MINOR REVISIONS TO ALL SHEETS

PREPARED FOR:
THE SANCTUARY AT 116TH STREET
SECTION FOUR A & B
PLATINUM PROPERTIES

STORM SEWER PLAN & PROFILE SHEET
A part of the South Half of Section 31, Township 18 North, Range 3 East, Hamilton County, Indiana

SHEET NO.
C302

PROJECT NO.
W06-0883