

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 Glen Oaks Subdivision, Section
 Glen Oaks 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 Glen Oaks , 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

James R. Langston

Printed Name

Date

Signed

Printed Name

Date

Signed

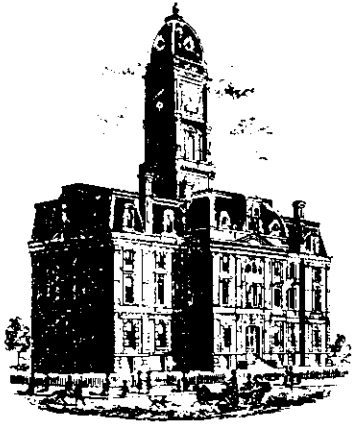
Printed Name

Date

Signed

Printed Name

Date



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

December 29, 2005

To: Hamilton County Drainage Board

Re: Bellewood Drain, Glen Oaks Arm

Attached is a petition filed by Langston Development Company along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Glen Oaks Arm, Bellewood 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	8,422 ft.	18" RCP	1,519 ft.	30" RCP	71 ft.
12" RCP	1,600 ft.	21" RCP	509 ft.	27"x 42" RCP	40 ft.
15" RCP	1,546 ft.	24" RCP	316 ft.	Open Ditch	5 ft.

The total length of the drain will be 14,028 feet.

The open ditch listed above is the open ditch between Structures 700 and 769.

The retention ponds located in Common Areas B & F and dry detention basin located in Common Area A are to be considered part of the regulated drain. Pond maintenance shall include the inlet, outlet, sediment removal and erosion control along the banks as part of the regulated drain. The maintenance of the ponds and dry detention basin, such as mowing and aquatic vegetation control, will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond and dry detention basin were 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. 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, is the SSD in the dry detention basin within Common Area A. The SSD drains into Structure 701.

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 \$50.00 per platted lot, \$10.00 per acre for roadways, and \$10.00 per acre for Common Areas, with a \$50.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$3,038.40.

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 Insurance Company
Date: April 15, 2005
Number: 5016096
For: Storm Sewers
Amount: \$308,524.00

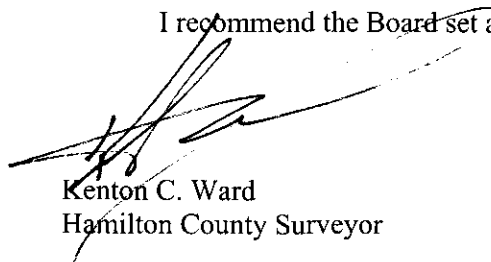
Agent: Bond Safeguard Insurance Company
Date: April 15, 2005
Number: 5016097
For: Erosion Control
Amount: 39,300.00

Parcels assessed for this drain may be assessed for the Little Eagle Creek Drain at sometime in the future.

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Glen Oaks as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for June 26, 2006.



Kenton C. Ward
Hamilton County Surveyor

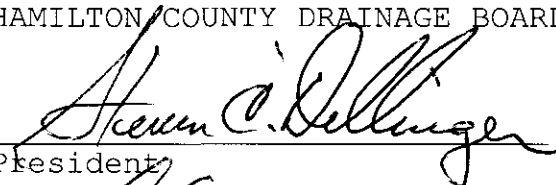
KCW/pll

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Bellewood Drain, Glen Oaks Arm


On this **26th day of June 2006**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Bellewood Drain, Glen Oaks 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



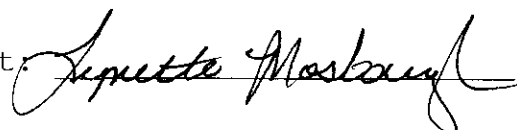
President



Member



Member

Attest: 

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: **Glen Oaks Subdivision**

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 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.

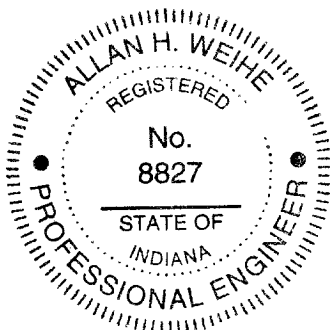
Signature: *Allan H. Weihe* Date: **2-2-06**

Type or Print Name: **Allan H. Weihe**

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

Telephone Number: **317-846-6611**

SEAL



INDIANA REGISTRATION NUMBER

#8827



SURVEYOR'S OFFICE

Hamilton County

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

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

To: Hamilton County Drainage Board

February 2, 2007

Re: Bellewood Drain: Glen Oaks

Attached are as-builts, certificate of completion & compliance, and other information for Glen Oaks. 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 December 28, 2005. The report was approved by the Board at the hearing held June 26, 2006. (See Drainage Board Minutes Book 9, Pages 279-280)
 The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:	Changes(ft):
765-764	40	12	RCP	894.22	893.97	0.63	
763-762	128	12	RCP	899.78	895.54	3.31	
762-761	76	12	RCP	895.54	895.15	0.51	
761-760	24	12	RCP	895.15	895.13	0.08	
760-759	26	18	RCP	895.13	894.95	0.5	
759-758	210	18	RCP	894.95	893.99	0.46	
753-752	204	15	RCP	904.51	907.56	0.59	
757-756	17	12	RCP	899.14	899.01	0.76	
756-755	26	12	RCP	899.01	898.92	0.35	
755-751	207	15	RCP	898.92	897.99	0.45	
711-710	59	12	RCP	893.79	892.86	1.58	
710-709	207	18	RCP	892.86	891.21	0.72	
709-708	218	18	RCP	891.21	888.12	1.42	
708-707	82	18	RCP	888.12	885	3.8	
707-701	108	18	RCP	885	884.22	0.72	
706-701	36	18	RCP	884.22	883.93	0.5	
720-719	143	12	RCP	897.02	896	0.72	
719-718	112	15	RCP	896	895.43	0.51	
718-717	22	24	RCP	903.23	902.55	0.36	
717-716	44	24	RCP	895.35	895.09	0.59	
716-715	118	24	RCP	902.54	898.05	0.54	
715-714	132	24	RCP	894.45	894.04	0.31	

713-705	104	12	RCP	892.68	889.82	2.75
705-704	122	15	RCP	889.82	887.15	2.19
704-703	107	15	RCP	887.15	886.59	0.52
703-712	89	15	RCP	886.59	885.87	0.8
702-701A	12	12	RCP	884.85	884.38	3.92
701A-701	34	30	RCP	883.93	883.72	0.88
701-700	24	30	RCP	883.93	883.72	0.88
728-726	29	12	RCP	900.47	900.25	0.76
726-725	26	12	RCP	900.25	900.22	0.12
727-726	60	12	RCP	901.07	900.25	1.37
725-718	184	12	RCP	900.22	895.43	2.6
724-721	55	15	RCP	896.71	896.52	0.35
723-722	66	12	RCP	887.07	896.74	0.5
722-721	38	15	RCP	896.74	896.52	0.58
721-718	204	21	RCP	895.43	896.52	0.53
730-729	254	12	RCP	899.24	893.46	2.28
734-733	144	15	RCP	895.49	895.06	0.3
733-732	26	15	RCP	895.06	894.99	0.27
732-731	137	18	RCP	894.99	893.52	1.07
752-751	204	15	RCP	902.11	900.91	0.59
750-749	45	15	RCP	897.58	897.52	0.13
749-748	132	18	RCP	897.52	896.53	0.75
748-747	224	18	RCP	896.53	894.11	1.08
746-745	90	21	RCP	894.44	893.95	0.54
745-744	207	21	RCP	893.95	893.41	0.26
765A-766	93	15	RCP	890.04	886.97	3.89
766-766A	9	15	RCP	886.97	886.88	1
766A-767	37	30	RCP	886.88	886.46	1.13
743-742	24	12	RCP	898.02	897.02	4.17
742-741	28	12	RCP	897.02	895.91	3.96
741A-741	15	12	RCP	896.12	895.91	1.4
741-740	85	12	RCP	895.91	895.44	0.55
740-739	91	12	RCP	895.44	894.99	0.49
739-738	45	12	RCP	894.99	894.04	2.11
738-736	24	15	RCP	894.04	893.9	0.58
736-735	95	18	RCP	893.9	893.49	0.43
737-736	54	15	RCP	893.9	894.05	0.43
751-750	61	15	RCP	897.99	897.58	0.67
700-769A	40	42" x 27"	RCP	883.61	883.59	0.05

6" SSD Streets:

Dolan Way	1250.5
Glen Oaks Ct	394
Winter King Ct	423
Box Elder Ct	514
West Letts Ln	670
East Letts Ln	738
x2	

Total: 7979

RCP Pipe Totals:

12	1618
15	1594
18	1536
21	501
24	316
27" x 42"	40
30	95

Total: 5700

Other Drain:	
Open	5
Total:	<u>5</u>

The length of the drain due to the changes described above is now **13684 feet**.

The non-enforcement was approved by the Board at its meeting on June 26, 2006 and recorded under instrument #200600039883.

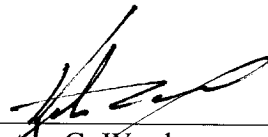
The following sureties were guaranteed by Bond Safeguard Insurance Company and released by the Board on its April 24, 2006 and October 9, 2006 meetings.

Bond-LC No: 5016096
Insured For: Storm Sewers
Amount: \$308,524.00
Issue Date: April 15, 2005

Bond-LC No: 5016097
Insured For: Erosion Control
Amount: \$39,300.00
Issue Date: April 15, 2005

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

Sincerely,



Kenton C. Ward,
Hamilton County Surveyor

KCW/slm

GLEN OAKS SUBDIVISION

13421 WEST ROAD WESTFIELD, INDIANA 46074

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: 2-1-07
Entered By: SLM

SHEET INDEX

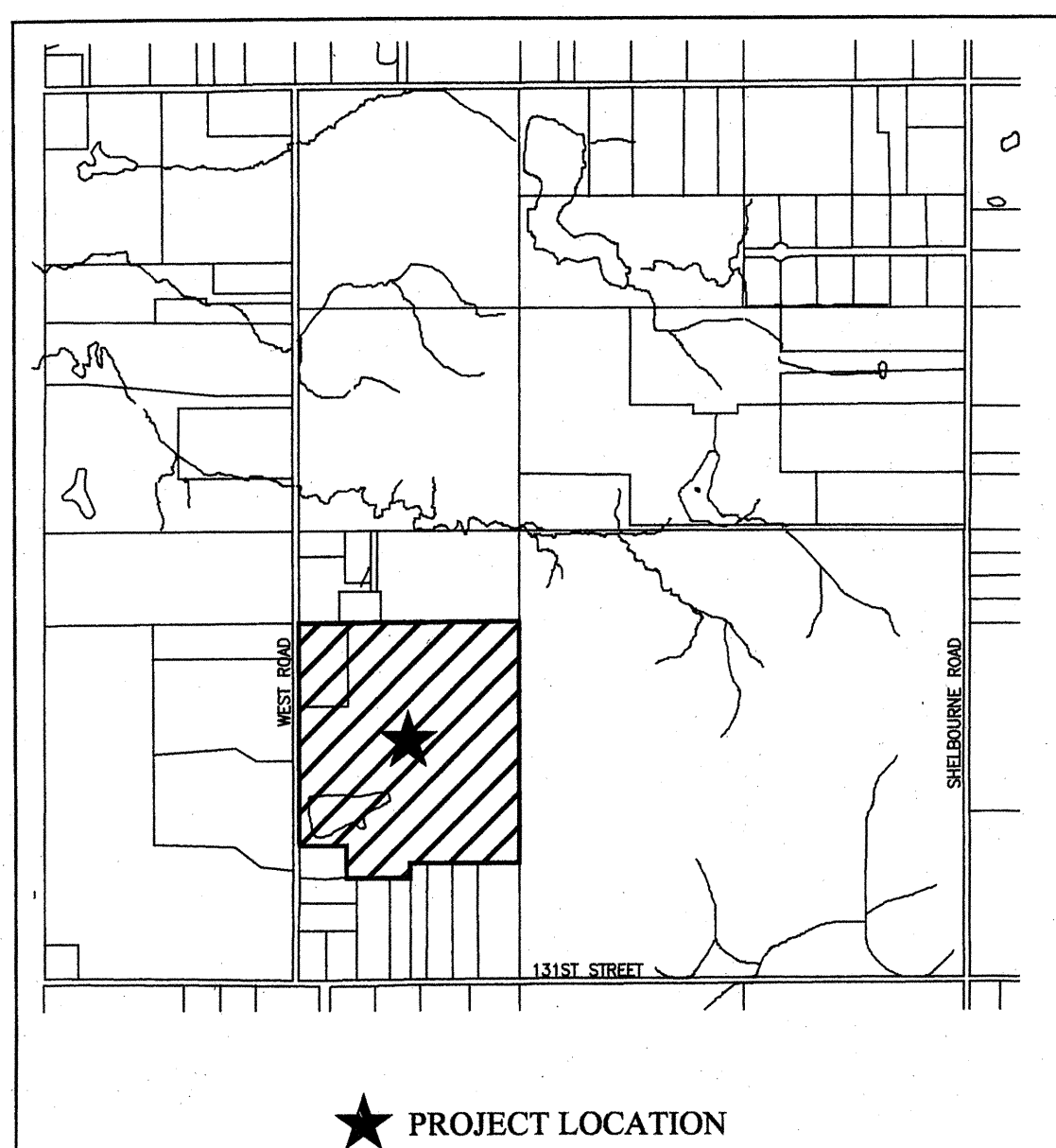
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3-4	SITE DEVELOPMENT PLAN
5-7	STREET PLAN & PROFILE SHEETS
8	INTERSECTION & CUL-DE-SAC DETAILS
9	ENTRANCE PLAN
10	TRAFFIC CONTROL PLAN
11-16A	STORM SEWER PLAN & PROFILE SHEETS
17-18	OFFSITE SANITARY SEWER PLAN & PROFILE SHEETS
19-22	SANITARY SEWER PLAN & PROFILE SHEETS
23-25	EROSION CONTROL PLAN & DETAILS
26-27	SITE LANDSCAPE PLAN
28	CONSTRUCTION DETAILS
29	WATER MAIN PLAN

WEIHE ENGINEERS, INC.

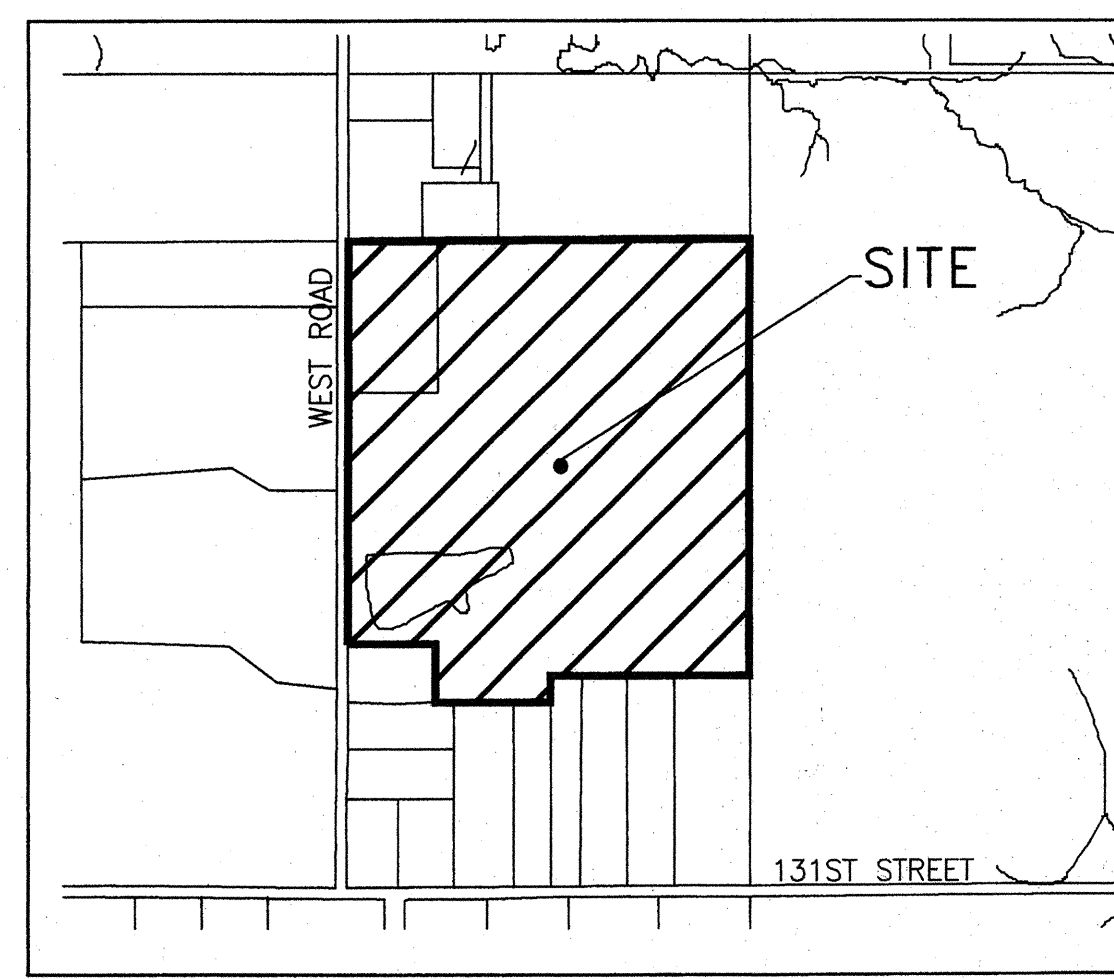
10895 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
(317) 846-6611 FAX: (317) 843-0546
TOLL-FREE (800) 452-6408

ALLAN H. WEIHE
REGISTERED CIVIL ENGINEER
REGISTERED LAND SURVEYOR
PRESIDENT

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS



AREA MAP



SITE LOCATION MAP

CITY OF CARMEL UTILITY PIPE INSTALLATION

All work shall be in the best practices of the water utility industry and the American Water Works Association, and in accordance with all applicable Federal, State, and local codes and regulations.

Furthermore:

- Any damage done to the City of Carmel Utility's system by the Contractor/Developer or his affiliates shall immediately be repaired, to the satisfaction and direction of the City of Carmel Utility by the Contractor/Developer at his own expense.
- Should the Contractor/Developer propose to depart from the specifications contained herein, he shall submit samples and/or specifications of such alternatives to the City of Carmel Utility for their approval.
- No work shall be performed under conditions which in the opinion of the City of Carmel Utilities would adversely affect the quality of the finished job.
- The Contractor/Developer shall conduct his work so as not to interfere with the present operation of the existing City of Carmel Utility's water/sanitary sewer system. If any work interference is encountered between the City of Carmel Utility and the Contractor/Developer, the City of Carmel Utility will receive priority in scheduling.

CITY OF CARMEL WATER UTILITY DEVELOPER INSTALLED WATER MAINS

- Contractors shall call City of Carmel Utility for an on-site pre-construction meeting before work begins. Contractor must have approved plans on-site and all materials to be used must be approved by a City of Carmel Utility inspector.
- Contractor shall allow inspection by City of Carmel Utility inspectors during the construction of the water main extension and will honor the City of Carmel Utility's request for field changes in main extensions related to location, workmanship and materials as they relate to City of Carmel Utility standards and specifications.
- The Contractor will have water main extensions pressure tested per City of Carmel Utility specifications and witnessed by City of Carmel Utility's inspector.
- The Contractor will conduct the disinfection of water main extension, with direct supervision by a City of Carmel Utility Operator.
- Only after the water main extension passes the City of Carmel Utility's laboratory testing, and two (2) sets of AS-BUILT plans have been turned in to the City of Carmel Utility, will the water be turned on by the City of Carmel Utility.

CITY OF CARMEL UTILITY STANDARDS NOTES:

- Absolutely no Kennedy Fire Hydrants or Valves are allowed.
- Only Tyler Valve Boxes are allowed.
- Ductile Iron Pipe in lengths of 20 feet is the only length allowed.

CITY OF CARMEL WATER-WASTEWATER UTILITIES WATER OPERATIONS MANAGER: PAUL PACE 317-571-2648 PACE@CITYOF.CARMEL.IN.US

NOTE: CONTACT DIRECTLY FOR ALL WATER AND SANITARY SEWER MAIN LOCATIONS.

BENCHMARK INFORMATION

D.N.R. BM disk stamped "Lee 2 AZI" - N.G.V.D. 1929 Set in the top of a concrete post, level with road in the SE quadrant of West 131st Street and Shelby Road. Near E/4 corner of Sec. 30-T18N-R3E.

ELEVATION = 917.887

TBM's on site.

TBM # 1 = R/R Spike set north side of Pwp. Approx. 60' south of 131st St. and near the southerly extension of the east line of NW/4, Sec. 30-T18N-R3E

Elevation = 910.30

TBM # 2 = Cut Square 10 feet east of the end of the south curb of Dolan Way.

Elevation = 907.86

TBM # 3 = Cut Square 1.0 foot north of the south end of the east headwall approx. 20 feet north of the southwest corner of surveyed parcel.

Elevation = 890.24

GENERAL NOTES

- 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.
- 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
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- 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, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057020025F, DATED FEBRUARY 19, 2003.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES CONTAIN ANY WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE; CARMEL, INDIANA, NATIONAL WETLANDS INVENTORY MAP DATED 1990. THE EXISTING POND ON THE SUBJECT REAL ESTATE IS CONSIDERED A WETLANDS AREA.

REVISIONS

SHEET NO.	DESCRIPTION	DATE
ALL	REV SANITARY PER CTE	11/08/2004
1,3,4,23-25	REV EROSION CONTROL PER HAMILTON COUNTY SOIL & WATER	12/07/2004
ALL	REV PER CITY OF CARMEL	12/08/2004
ALL	REV PER H.C.S.W., REV STORM PER LANGSTON	12/27/2004
ALL	REV OFFSITE SANITARY SEWER	01/05/2005
ALL	REV PER H.C.S.W., ADD EROSION DETAIL	01/10/2005
ALL	REV STORM, REV LAKE CONTOURS	01/13/2005
ALL	REV PER CITY OF CARMEL	01/21/2005
23-24	ADDED SILT BASINS PER HAM. CO. SWCD	02/08/2005
ALL	REV PER CITY OF CARMEL & HAMILTON CO. SURVEYOR	02/28/2005
ALL	REV PER CITY OF CARMEL/CROSSROADS COMMENTS	03/21/2005
3,4,9,10,13 & 28	REV PER N. REDDEN/ CITY OF CARMEL ENGINEERING	03/29/2005
3,4,11-22,29	STORM, SANITARY & WATER AS-BUILTS	1/04/2006

OPERATING AUTHORITIES:

CITY OF CARMEL
ONE CIVIC SQUARE
CARMEL, IN 46032
PLANNING DIRECTOR: JOHN DOBOSIEWICZ
317-571-2417
DEPT. OF ENGINEERING: DICK HILL
317-571-2441
ASSIST. BUILDING COMMISSIONER: JIM BLANCHARD
317-571-2444

CITY OF CARMEL FIRE DEPARTMENT
TWO CIVIC SQUARE
CARMEL, INDIANA 46032
GARY HOYT
317-571-2600

CLAY TOWNSHIP REGIONAL WASTE DISTRICT
10701 NORTH COLLEGE AVENUE, SUITE A
INDIANAPOLIS, IN 46280-1098
CANDY FELTNER
317-844-9200

HAMILTON COUNTY HEALTH DEPARTMENT
HAMILTON COUNTY JUDICIAL CENTER, SUITE 30
NOBLESVILLE, INDIANA 46060-2229
JASON LEMASTER
317-776-8500

VEOLIA WATER INDIANAPOLIS
1220 WATERWAY BLVD.
INDIANAPOLIS, INDIANA 46202
317-263-6347

CARMEL CITY UTILITIES
760 3RD AVENUE S.W.
CARMEL, INDIANA 46032
JOHN DUFFY
317-571-2443

HAMILTON COUNTY SURVEYOR'S OFFICE
ONE HAMILTON SQUARE, SUITE 188
HAMILTON COUNTY JUDICIAL CENTER
NOBLESVILLE, INDIANA 46060
GREG HOYES
317-776-8495

CINERGY/PSI
1441 SOUTH GUILFORD
CARMEL, INDIANA 46032
RON BOOHER
317-581-3041

VECTREN ENERGY
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061-1700
CHUCK SHUPPER
317-776-5535

SBC
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46220
317-265-2727

LAND DESCRIPTION

A part of the East Half of the Northwest Quarter of Section 30, Township 18 North, Range 3 East of the Second Principal Meridian in Clay Township of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the East Half of the Northwest Quarter of Section 30, Township 18 North, Range 3 East of the Second Principal Meridian in Clay Township of Hamilton County, Indiana, said point being South 89 degrees 31 minutes 42 seconds East 1481.06 feet from the Southwest corner of said quarter section and South 89 degrees 45 minutes 57 seconds West 1316.95 feet from the Southeast corner of said quarter section; thence North 00 degrees 08 minutes 11 seconds East (Assumed Bearing) along the west line of said East half 810.30 feet to the POINT OF BEGINNING of the following described real estate:

Thence continue along said west line North 00 degrees 08 minutes 11 seconds East 1301.85 feet to a point being 533.60 feet south along said line from the Northwest corner of said East half; thence North 89 degrees 59 minutes 59 seconds East parallel with and 533.60 feet south of the North line of said East half a distance of 1312.67 feet to a point on the East line of the Northwest Quarter of said Section 30; thence South 00 degrees 01 minutes 14 seconds West along said East line 1410.68 feet to a point 698.00 feet north along said line from the Southwest corner of said Northwest Quarter; thence South 89 degrees 45 minutes 57 seconds West parallel with and 698.00 feet north of the South line of said East half a distance of 644.20 feet; thence South 00 degrees 08 minutes 11 seconds West parallel with the West line of said East half 87.71 feet; thence South 89 degrees 45 minutes 57 seconds West parallel with said south line 383.34 feet; thence North 00 degrees 08 minutes 11 seconds East parallel with the West line of said East half 200.00 feet; thence South 89 degrees 45 minutes 57 seconds West parallel with said south line 288.00 feet to the Point of Beginning.

Containing 42.649 Acres, more or less.

Subject to the right-of-way of West Road being an apparent 16.5 feet (1--rod) off the entire west side of the above described parcel.

Subject to all other easement, restrictions and rights-of-way.

PLANS PREPARED FOR

LANGSTON DEVELOPMENT COMPANY, INC.
1132 S. RANCELINE RD. SUITE 100
CARMEL, INDIANA 46032
TELEPHONE: 317-846-7017
FAX: 317-846-0217
CONTACT PERSON: JIM LANGSTON

DESIGN SPEED: 25 MPH

CURRENT ZONING: S-1/RESIDENCE ESTATE

*SUBMITTAL UNDER OPEN SPACE STANDARDS CARMEL/CLAY SUBDIVISION CONTROL ORDINANCE.

RECORD DRAWING

SANITARY SEWER AS-BUILTS
SANITARY SEWER STRUCTURES ONLY

ALLAN H. WEIHE-REG P.E.-IN #8827

RECORD DRAWING

STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY

ALLAN H. WEIHE-REG P.E.-IN #8827

RECORD DRAWING

WATER AS-BUILTS
WATER STRUCTURES ONLY

ALLAN H. WEIHE-REG P.E.-IN #8827

HOLEY MOLEY SAYS
"DIG SAFELY"

"IT'S THE LAW"
CALL TOLL FREE
1-800-382-5544
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE REGISTERED
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

GLEN OAKS SUBDIVISION

Langston Development Company, Inc Carmel, Indiana

TITLE SHEET

PROJECT NO. **W03-0984**

PREPARED FOR: **LANGSTON DEVELOPMENT COMPANY, INC.**

SHEET NO. **1**

RECORD DRAWING STORM SEWER AS-BUILTS
RECORD DRAWING SANITARY SEWER AS-BUILTS
RECORD DRAWING WATER AS-BUILTS

STORM SEWER STRUCTURES ONLY 1/10/06
 SANITARY SEWER STRUCTURES ONLY 1-10-06
 WATER STRUCTURES ONLY 1-10-06

ALLAN H. WEIHE-REG P.E.-IN #8827
 ALLAN H. WEIHE-REG P.E.-IN #8827
 ALLAN H. WEIHE-REG P.E.-IN #8827

GENERAL NOTES:

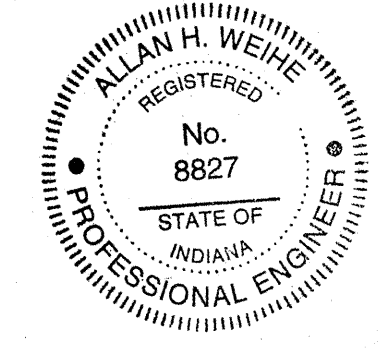
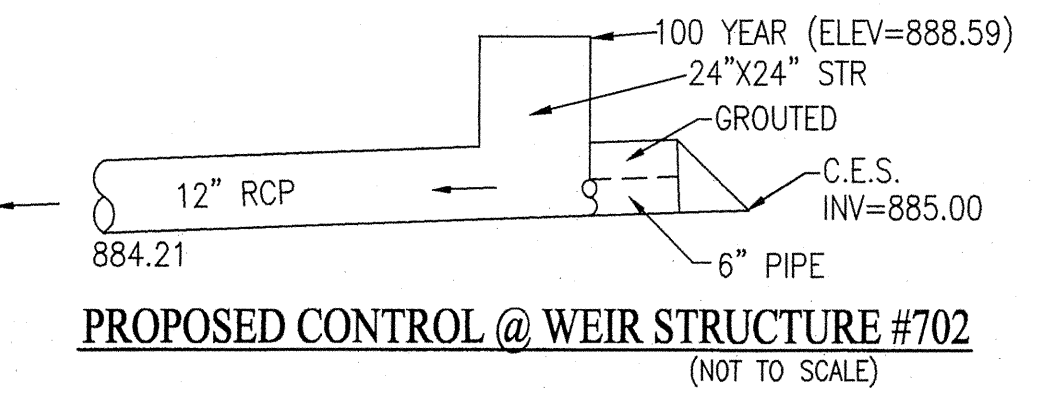
- DRAINAGE EASEMENTS TO BE CLEARED WITH EXCEPTION OF DESIRED TREES WITHIN EASEMENT WITH FLAGGING NOTATION APPROVED BY HAMILTON COUNTY SURVEYORS OFFICE.
- EXISTING PRIVATE TILE CROSSING TRACT TO BE CRUSHED AND/OR EXCAVATED WHEN EXPOSED DURING CONSTRUCTION OF STREETS OR PADS. UNDISTURBED TILE TO BE PLOUGGED & SEALED AT EXPOSED ENDS.
- BUILDING PADS MARKED WITH AN ASTERISK (*) WILL BE GRADED ON AN INDIVIDUAL BASIS & WILL BE A MINIMUM OF 2 FEET ABOVE THE 100 YR. FLOOD ELEV.

LEGEND

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SMILE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FLOW DIRECTION
- EXIST. CONTOURS
- STORM SEWAGE INLET
- STORM INLET
- TOP OF CASTING
- INVERT
- REINFORCED CONCRETE PIPE
- POLYETHYLENE GLASS REINFORCED SANITARY SEWER PIPE
- MANHOLE
- STRUCTURE
- DRAINAGE AND UTILITY EASEMENT
- R.O.E.
- BUILDING SETBACK LINE
- VARIABLE WIDTH
- PROPOSED
- MATCH EXISTING
- TYPICAL
- SUBSURFACE DRAIN AND SUMP LINE
- WATER LINE
- CONCRETE END SECTION
- FLOOD ROUTE
- PROPOSED GRADE
- PROP. STORM STRUCTURE NO.
- PROP. SANITARY STRUCTURE NO.
- EXIST. TREELINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE VALVE
- 100 YEAR ELEVATION
- MIN. F.F.E. AT LOT LINE
- 100 YEAR ELEV. + 2 FEET
- WOODED AREA FINISHED GRADE DETERMINED AT TIME OF CONSTRUCTION. INDICATES MINIMUM PAD GRADES AT LOWEST STRUCTURE OPENING TO BE SET NO LESS THAN 2' ABOVE 100 YEAR FLOOD ELEVATION AS NOTED ON PLANS FOR ADJACENT LAKE AREAS.
- MINIMUM FLOOD PROTECTION GRADE OF PADS. MINIMUM GRADE FOR ANY STRUCTURE OPENING (DOOR, WINDOW WELL, OUTSIDE BASEMENT STAIR ACCESS, ETC.)

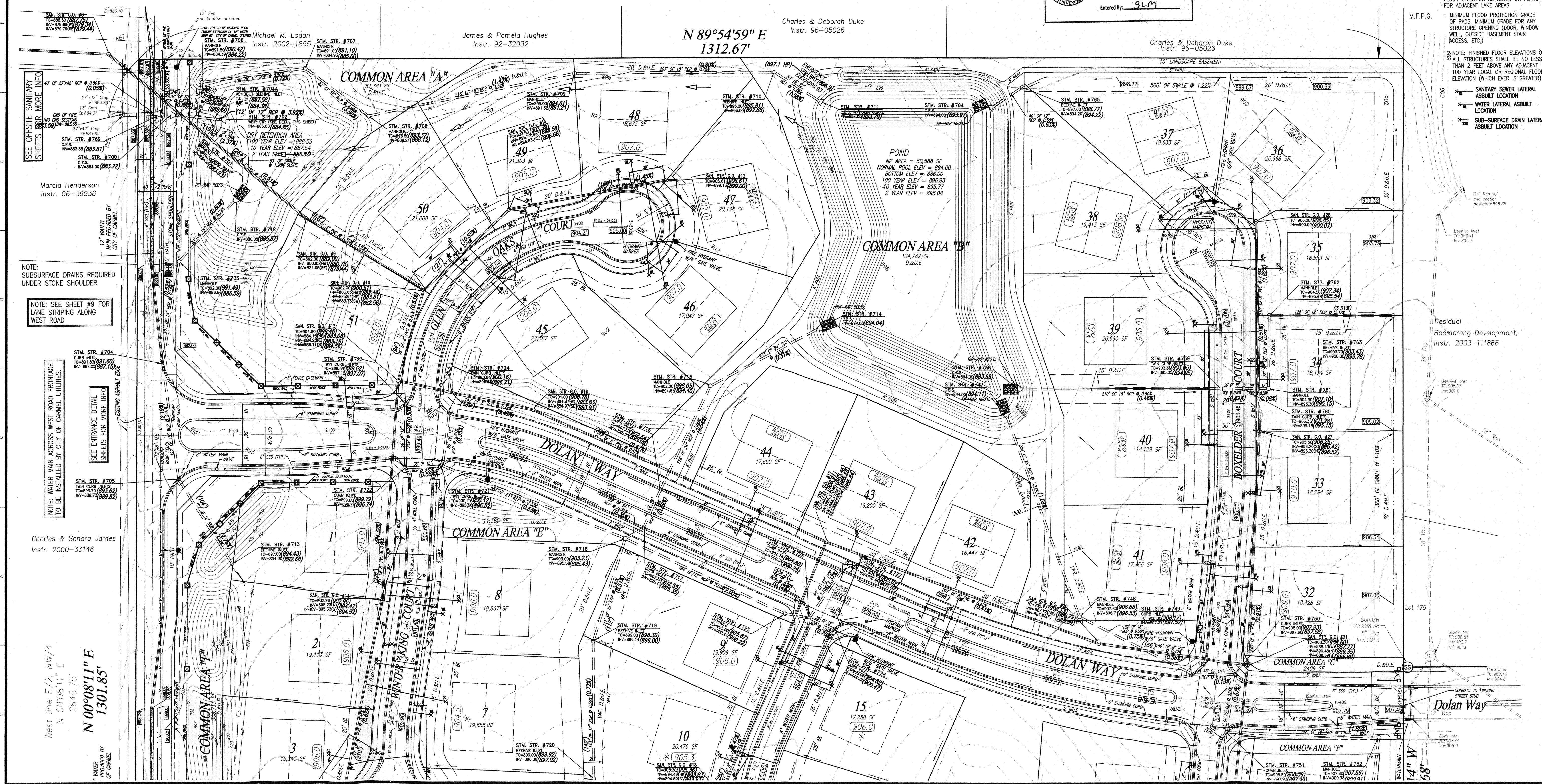
SCALE: 1" = 50'

0 25 50 100



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Entry Date: 2-1-07
 Entered By: SLM



WEIHE ENGINEERS, INC.
 10505 NORTH COLLEGE AVENUE
 HAMILTON COUNTY, INDIANA 46036
 (317) 846-6446 FAX (317) 846-6446
 TOLL-FREE (800) 452-6408

ALLAN H. WEIHE
 REGISTERED LAND SURVEYOR
 REGISTERED LAND SURVEYOR
 PRESIDENT

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS

PREPARED FOR: **GLEN OAKS SUBDIVISION**
 Langston Development Company, Inc Carmel, Indiana
SITE DEVELOPMENT PLAN
 Part of the E 1/2 of the NW 1/4 of Sec. 30-T8N-R8E in Hamilton County, Indiana

DATE: 1/04/06
 DRAWN BY: JMB
 CHECKED BY: JMB
 DESIGNED BY: JMB

REVISIONS AND ISSUES:

NO.	DATE	BY	DESCRIPTION
1	1/04/06	JMB	STORM, SANITARY AND WATER ASBUILTS

PROJECT NO. **W03-0984**
 SHEET NO. **3**

This copy is from the Digital Archive of the Hamilton County Surveyor's Office, Noblesville, IN 46060

STORM SEWER STRUCTURE TABLE with columns: STRUCTURE NUMBER, STRUCTURE TYPE, CASTING TYPE, TOP OF CASTING, INVERT

STORM SEWER STRUCTURE TABLE with columns: STRUCTURE NUMBER, STRUCTURE TYPE, CASTING TYPE, TOP OF CASTING, INVERT

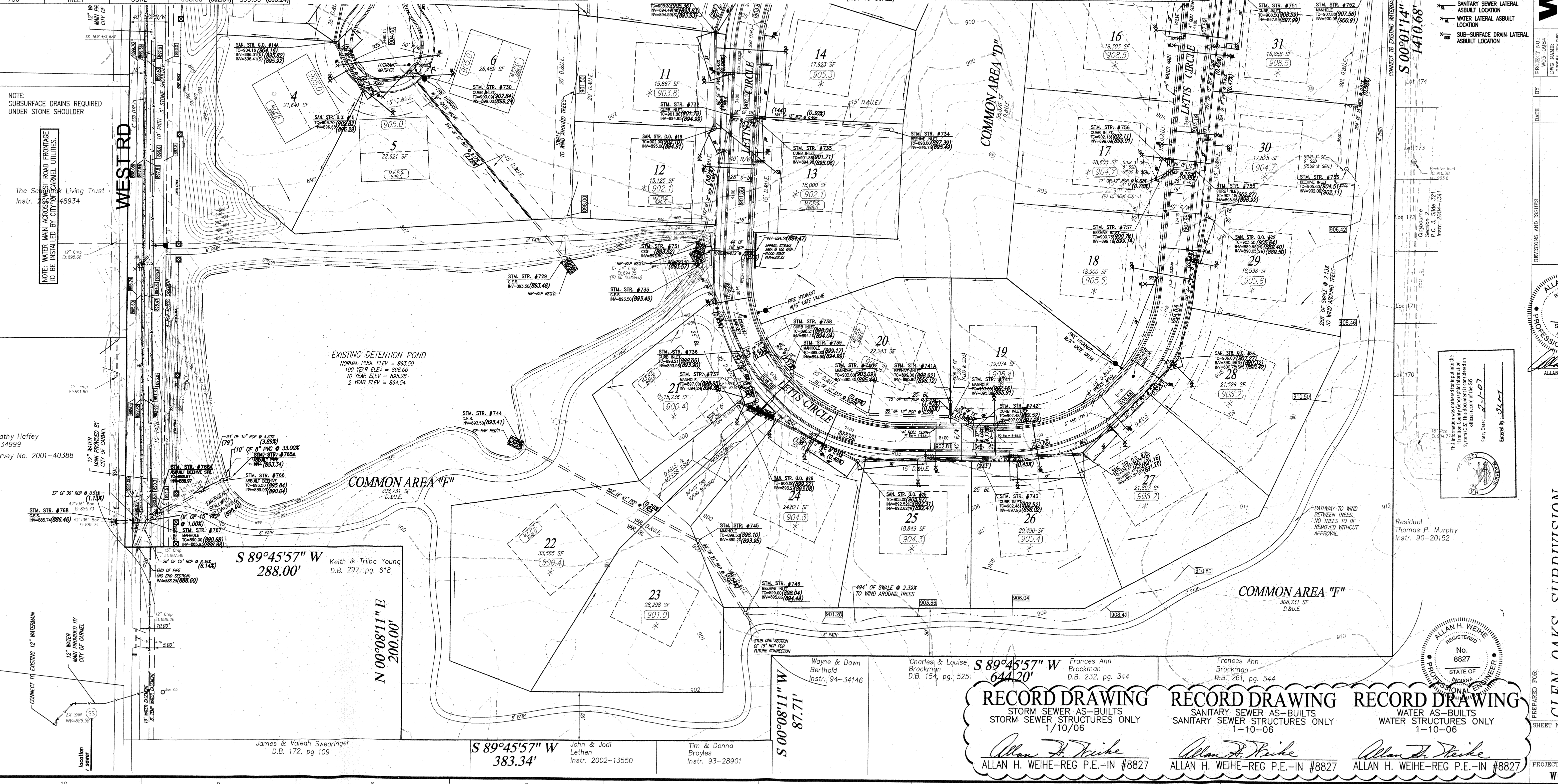
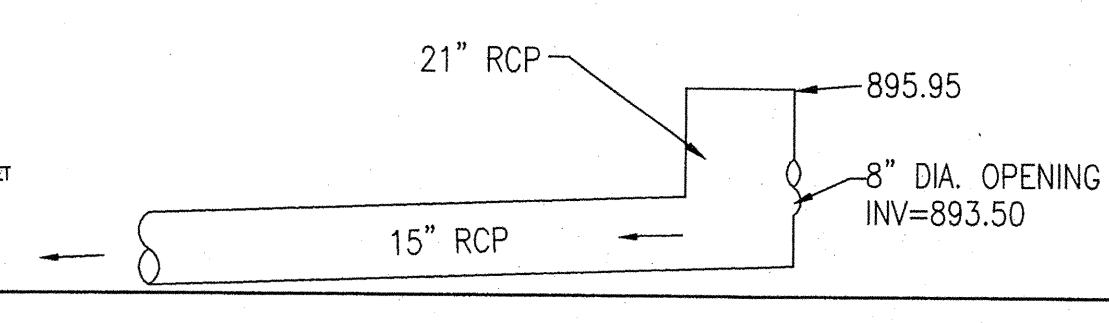
STORM SEWER STRUCTURE TABLE with columns: STRUCTURE NUMBER, STRUCTURE TYPE, CASTING TYPE, TOP OF CASTING, INVERT

SANITARY SEWER STRUCTURE TABLE with columns: STRUCTURE NUMBER, TOP OF CASTING, INVERT (IN), INVERT (OUT)

- GENERAL NOTES: 1. DRAINAGE EASEMENTS TO BE CLEARED WITH EXCEPTION OF DESIRED TREES WITH EASEMENT WITH FLAGGING NOTATION APPROVED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

- LEGEND: RIGHT-OF-WAY LINE, STORM SEWER LINE, SANITARY SEWER LINE, EXIST. CONTOURS, STORM RESERVE INLET, STORM INLET, TOP OF CASTING INVERT, MANHOLE, POLYVINYLCHLORIDE SANITARY SEWER PIPE, STRUCTURE, DRAINAGE AND UTILITY EASEMENT, REGULATED DRAIN EASEMENT, BUILDING SETBACK LINE, VARIABLE WIDTH LINE, PROPOSED, MATCH EXISTING, TYPICAL, SUBSURFACE DRAIN AND SUMP LINE, WATER LINE, CONCRETE END SECTION, FLOOD ROUTE, PROPOSED GRADE, PROP. STORM STRUCTURE NO., PROP. SANITARY STRUCTURE NO., EXIST. TREELINE, PROPOSED FIRE HYDRANT, PROPOSED WATER LINE VALVE, 100 YEAR ELEVATION, MIN. F.F.E. AT LOT LINE (100 YEAR ELEV. + 2 FEET), WOODED AREA, FINISHED GRADE DETERMINED AT TIME OF CONSTRUCTION. INDICATES MINIMUM PAD GRADES AT LOWEST STRUCTURE OPENING TO BE SET NO LESS THAN 2' ABOVE 100 YEAR FLOOD ELEVATION AS NOTED ON PLANS FOR ADJACENT LAKE AREAS.

WEIHE ENGINEERS, INC. 10656 NORTH COLLEGE AVENUE, INDIANAPOLIS, INDIANA 46280 (317) 846-6611 FAX: (317) 845-0546 TOLL-FREE (800) 453-5408



NOTE: WATER MAIN CROSSING WEST ROAD FRONTAGE TO BE INSTALLED BY CITY OF CARMEL UTILITIES.

The Scott Living Trust Instr. 48934

Cathy Haffey -34999 Survey No. 2001-40388

James & Valeah Swearingen D.B. 172, pg 109

John & Jodi Lethen Instr. 2002-13550

Tim & Donna Broyles Instr. 93-28901

Wayne & Dawn Berthold Instr. 94-34146

Charles & Louise Brockman D.B. 154, pg. 525

Frances Ann Brockman D.B. 232, pg. 344

Frances Ann Brockman D.B. 261, pg. 544

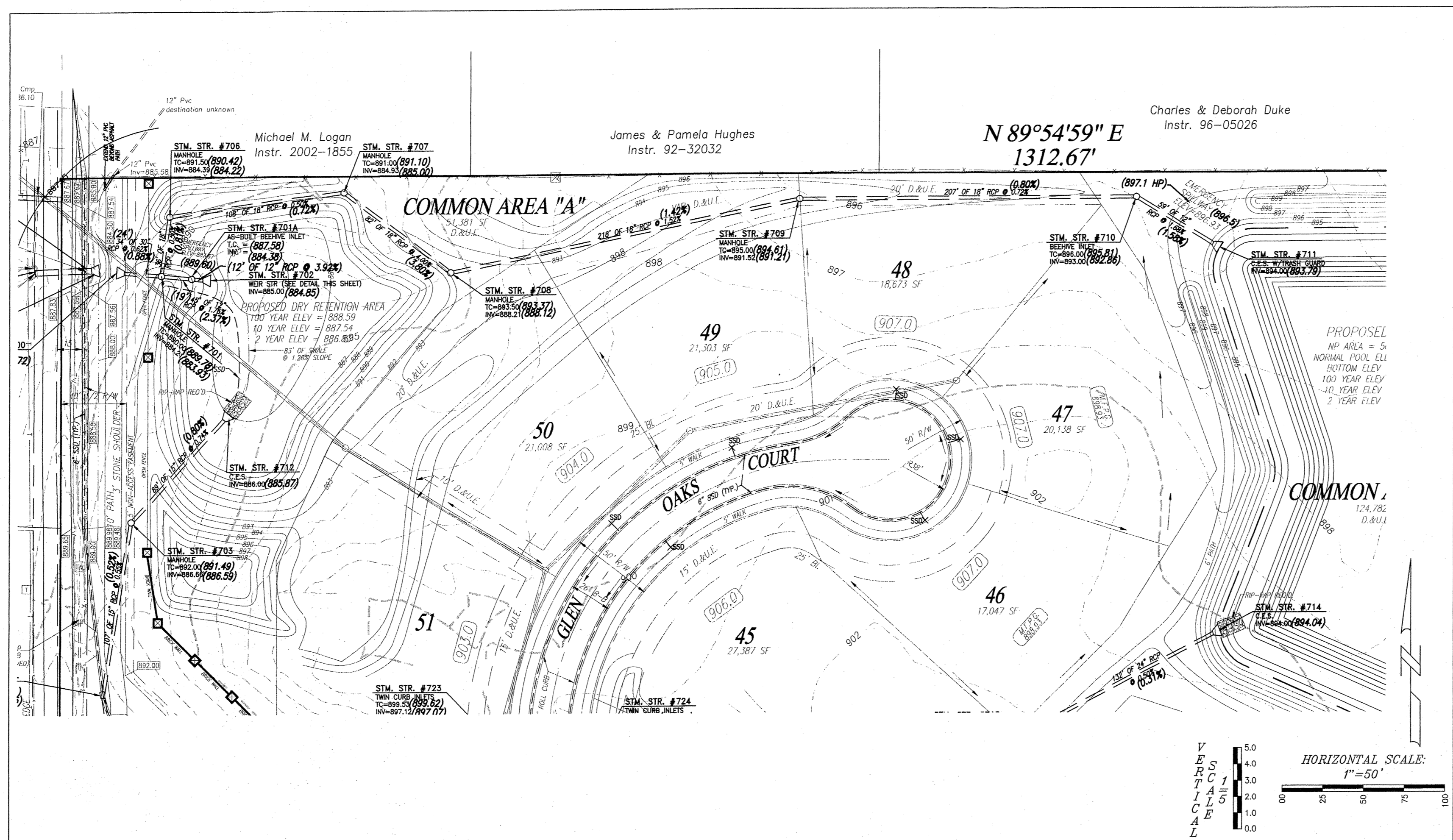
Residual Thomas P. Murphy Instr. 90-20152

RECORD DRAWING STORM SEWER AS-BUILTS STORM SEWER STRUCTURES ONLY 1/10/06. RECORD DRAWING SANITARY SEWER AS-BUILTS SANITARY SEWER STRUCTURES ONLY 1-10-06. RECORD DRAWING WATER AS-BUILTS WATER STRUCTURES ONLY 1-10-06.

ALLAN H. WEIHE REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA No. 8827

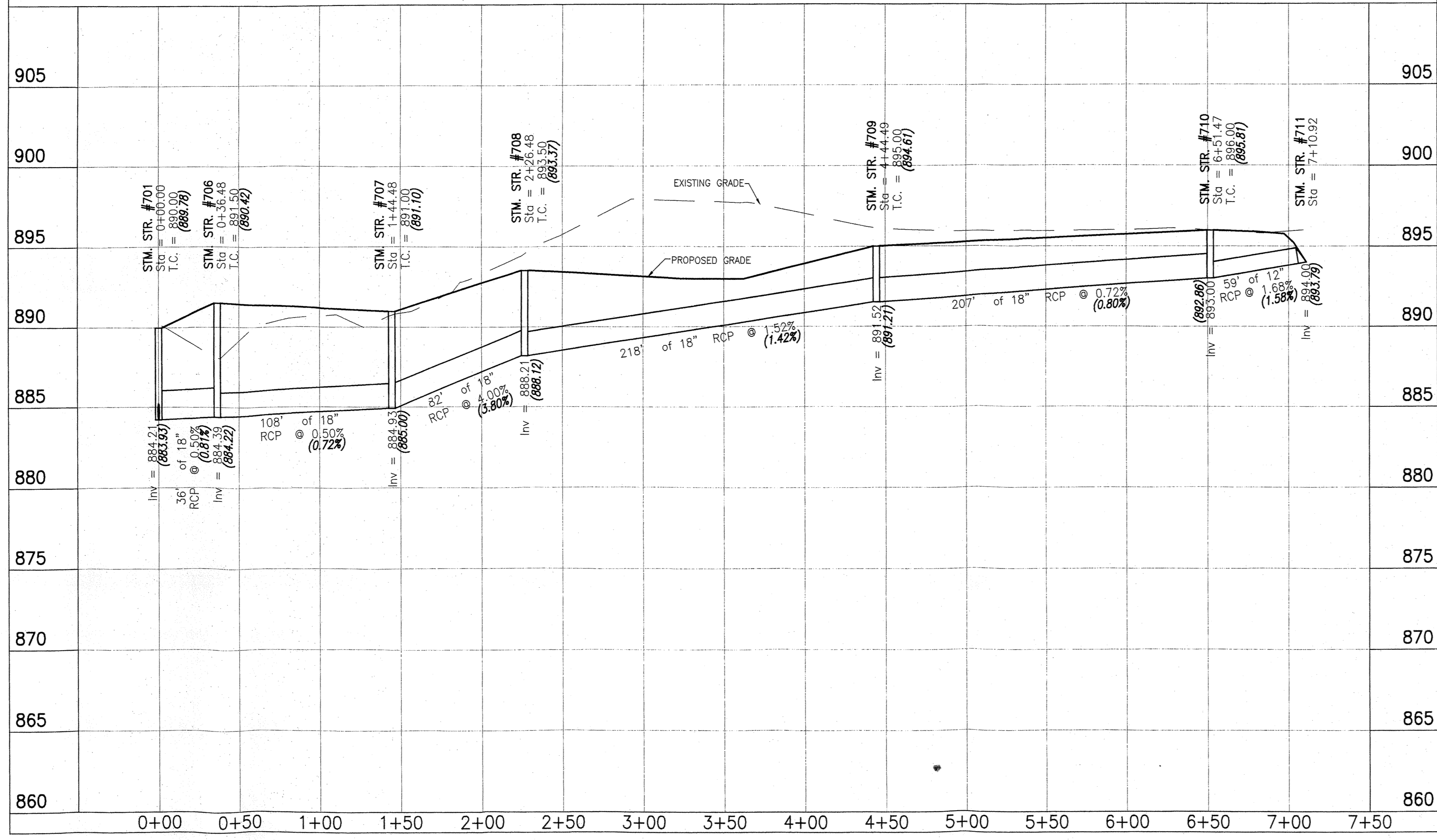
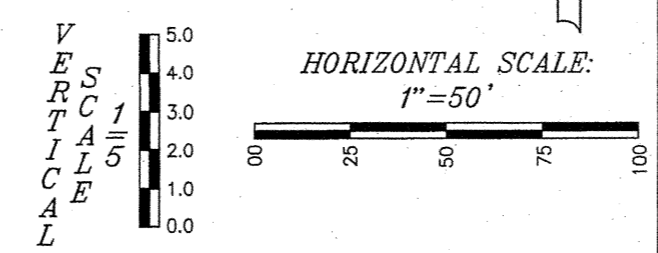
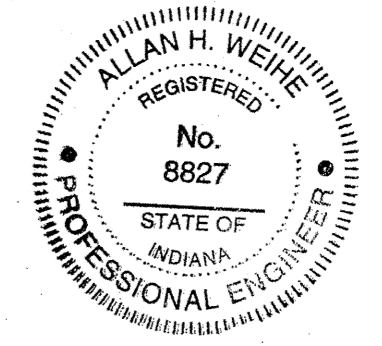
GLEN OAKS SUBDIVISION Langston Development Company, Inc. Carmel, Indiana SITE DEVELOPMENT PLAN Part of the E 1/2 of the NW 1/4 of Sec. 30-T18N-R9E in Hamilton County, Indiana SHEET NO. 4 PROJECT NO. W03-0984

LOCATION: C:\AEC\WORKBOOKS\GlenOak\100984_D01.dwg LAYOUT: 09/28/2006 10:22:20 AM PLOTTED: 9/28/2006



RECORD DRAWING
STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY
1-4-06

Allan H. Weihe
ALLAN H. WEIHE-REG P.E.-IN #8827



STORM SEWERS

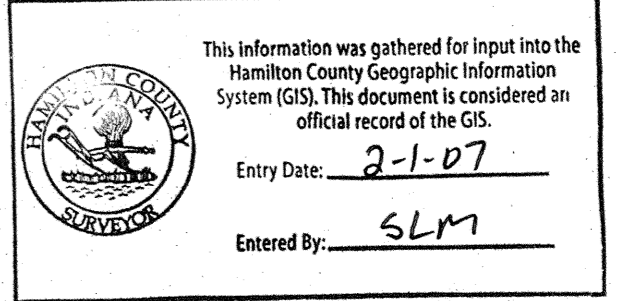
Bedding, Haunching, Initial Backfill
Bedding, haunching and initial backfill for all RCP installations shall be B-Borrow for Structure Backfill meeting the material requirements of the INDOT. Bedding shall be placed in the trench bottom such that after the pipe is installed to grade and line, there remains a 4-inch minimum depth of material below the pipe barrel and a minimum of 3-inches below the bell. For pipe sizes 66-inches and larger, the minimum depth of material below the pipe barrel shall be 6-inches. Bedding, haunching and initial backfill shall be compacted in 8-inch maximum lifts to not less than 95% Standard Proctor Density for the entire depth of the material placed. The backfill shall be brought up evenly on both sides of the pipe for the full length of the pipe. Haunching shall extend to the springline of the pipe. The limit of initial backfill shall be 6-inches above the springline. Minimum trench width shall be the outside diameter of the pipe plus 18-inches.

Final Backfill
Final backfill for all RCP installations under and within 5-feet of pavement shall be B-Borrow for Structure Backfill meeting the material requirements of the INDOT and shall be compacted in 6-inch maximum lifts to not less than 95% Standard Proctor Density for the entire depth of the material placed. The backfill for the top 6-inches of the excavation below the start of the aggregate subbase of the pavement shall be No. 53 Stone meeting the material requirements of the INDOT and shall be compacted to not less than 95% Standard Proctor Density.

Final Backfill for all RCP installations greater than 5-feet of pavement shall be clean fill material free of rocks larger than 6-inches in diameter, frozen lumps of soil, wood or other extraneous material, compacted in 12-inch maximum lifts to not less than 90% Standard Proctor Density for the entire depth of the excavation.

MINIMUM COVER FOR PIPE CROSSINGS OF CITY STREETS

For installation of Storm Mains, Water Mains, Sanitary Mains, Water Service Laterals, Sanitary Sewer Laterals under City streets, regardless of the jurisdiction of the utility, the minimum cover from the top of the installed pavement to the top of the installed pipe shall be the pavement section thickness (all bituminous and aggregate material above the subgrade) plus 1'-0". 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.



NOTE: ALL CASTINGS SHOULD BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".

The storm sewer system shall be constructed per design specified and as approved by the Hamilton County Surveyor's Office on the final approved construction plans. Deviations from the approved design shall only be permitted due to special circumstances or difficulty during designated representative of the Hamilton County Surveyor's Office in addition to supplemental approval by the design engineer. An explanation of any such deviation shall be included as a requirement on as-built/record drawings submitted for release of performance guarantees. Approved design slopes identified as generating velocities of 2.5 fps or less shall require as-built certification at the time of construction.

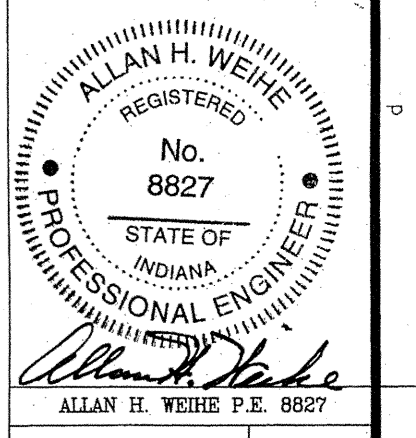
*The contractor shall field check each section of storm pipe as it is being installed to ensure compliance with the design plans.

WEIHE ENGINEERS, INC.
10505 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
CITY: 317-446-1600 FAX: 317-446-0546
TOLL-FREE: (800) 525-5408

ALLAN H. WEIHE
REGISTERED CIVIL ENGINEER
REGISTERED LAND SURVEYOR
PRESIDENT

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PROJECT NO.	03084
DWG. NAME	03084 STM.dwg
FIELD BY	
DRAWN BY	
CHECKED BY	
DATE	10/18/2004



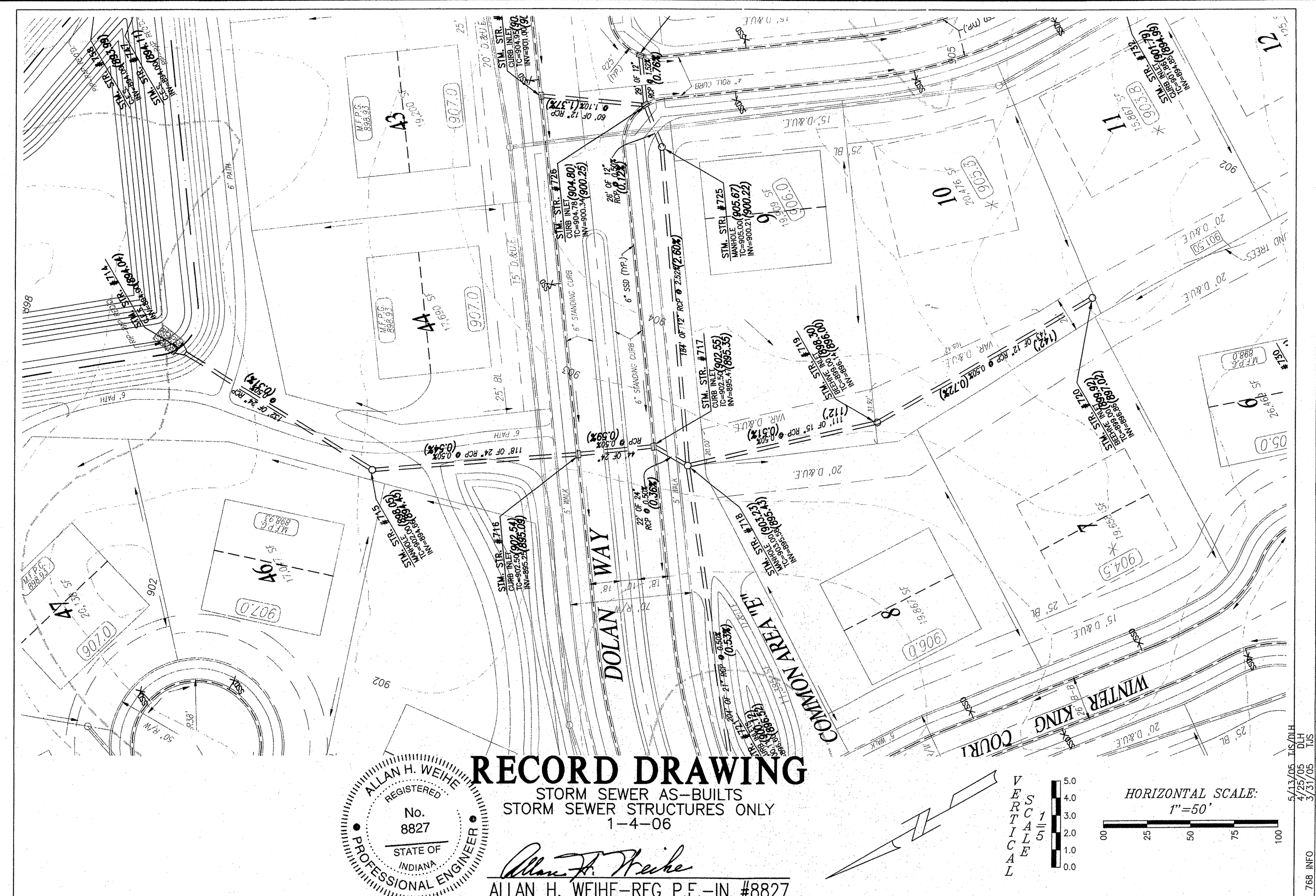
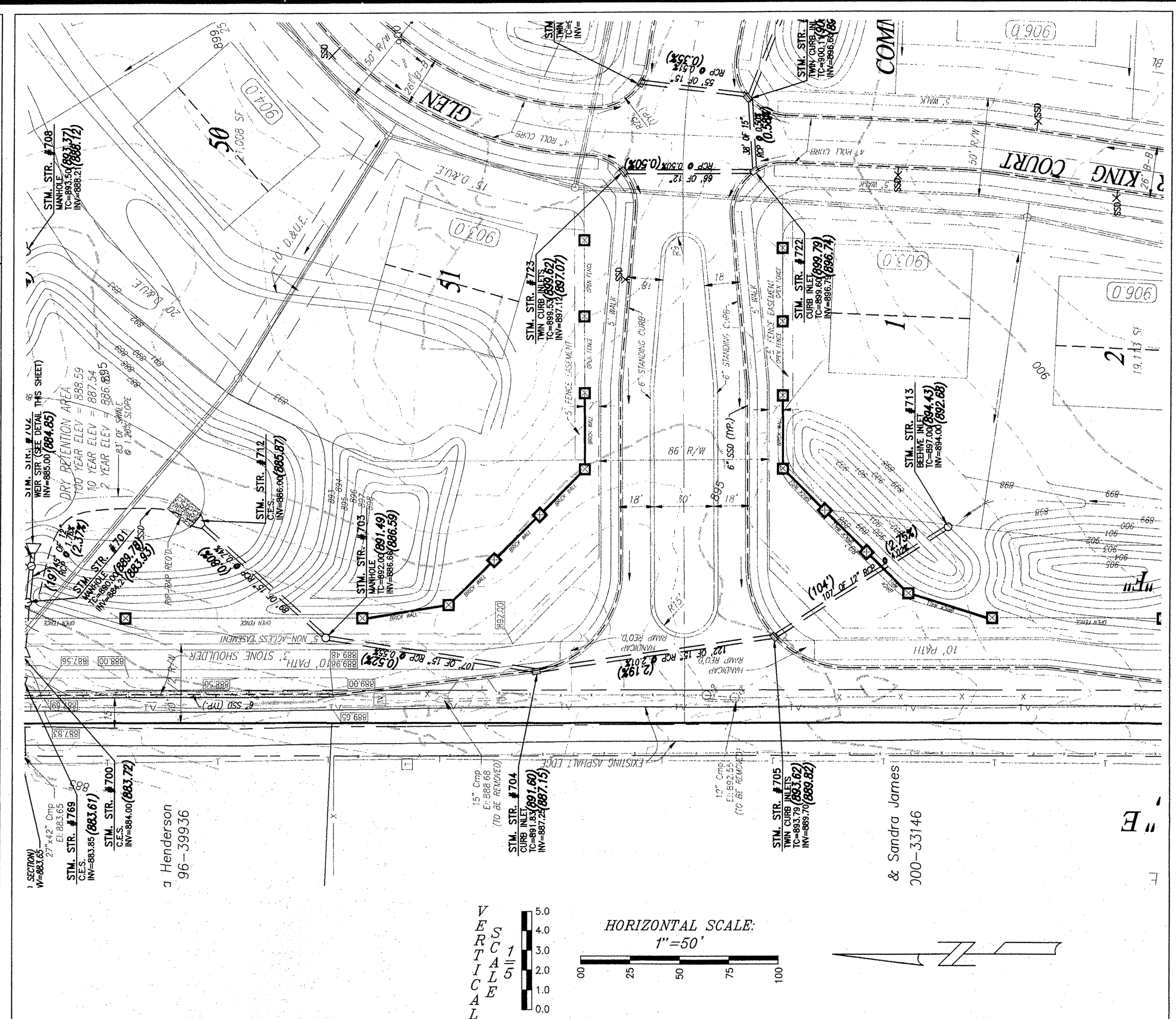
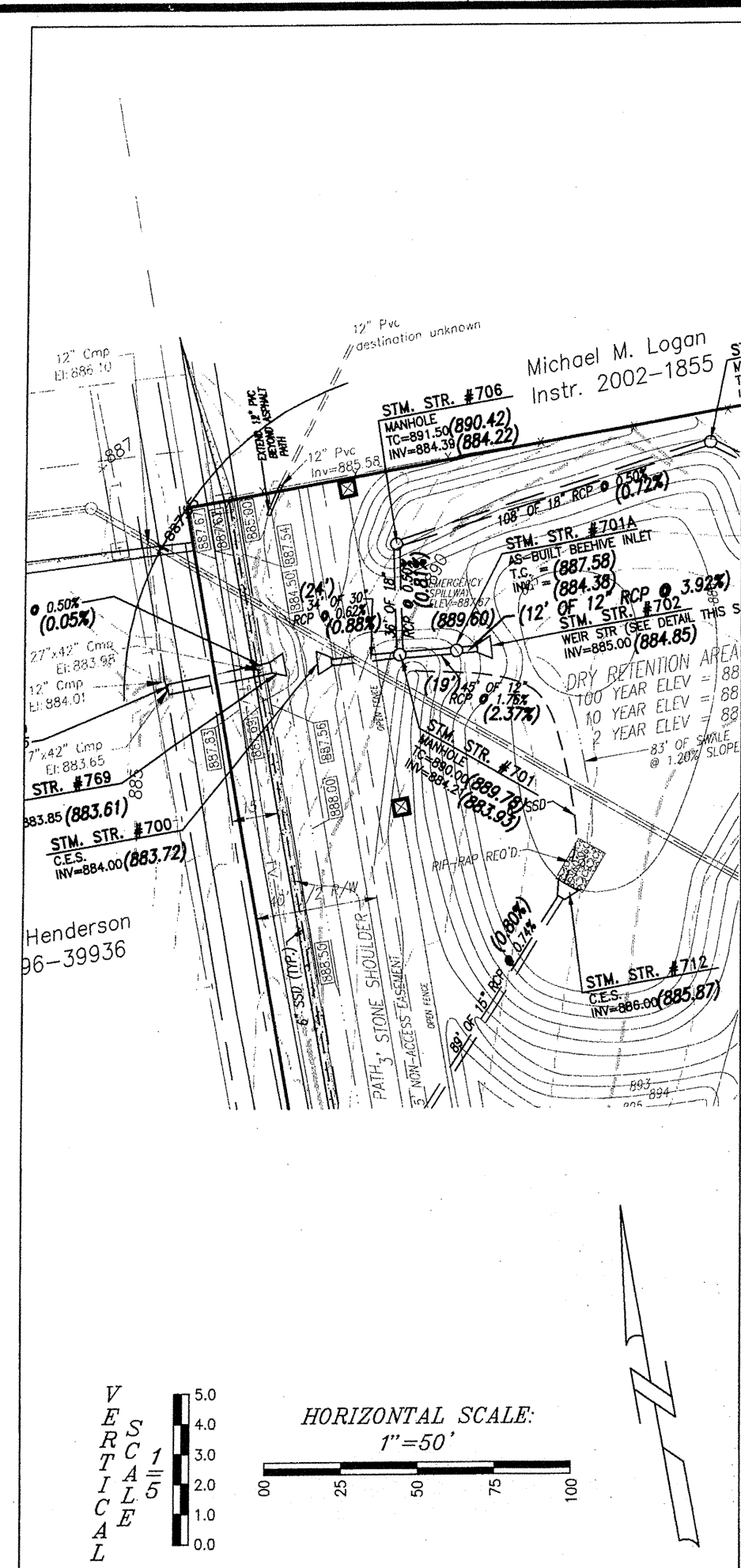
PREPARED FOR:
GLEN OAKS SUBDIVISION
Langston Development Company, Inc. Carmel, Indiana

STORM PLAN & PROFILE SHEET

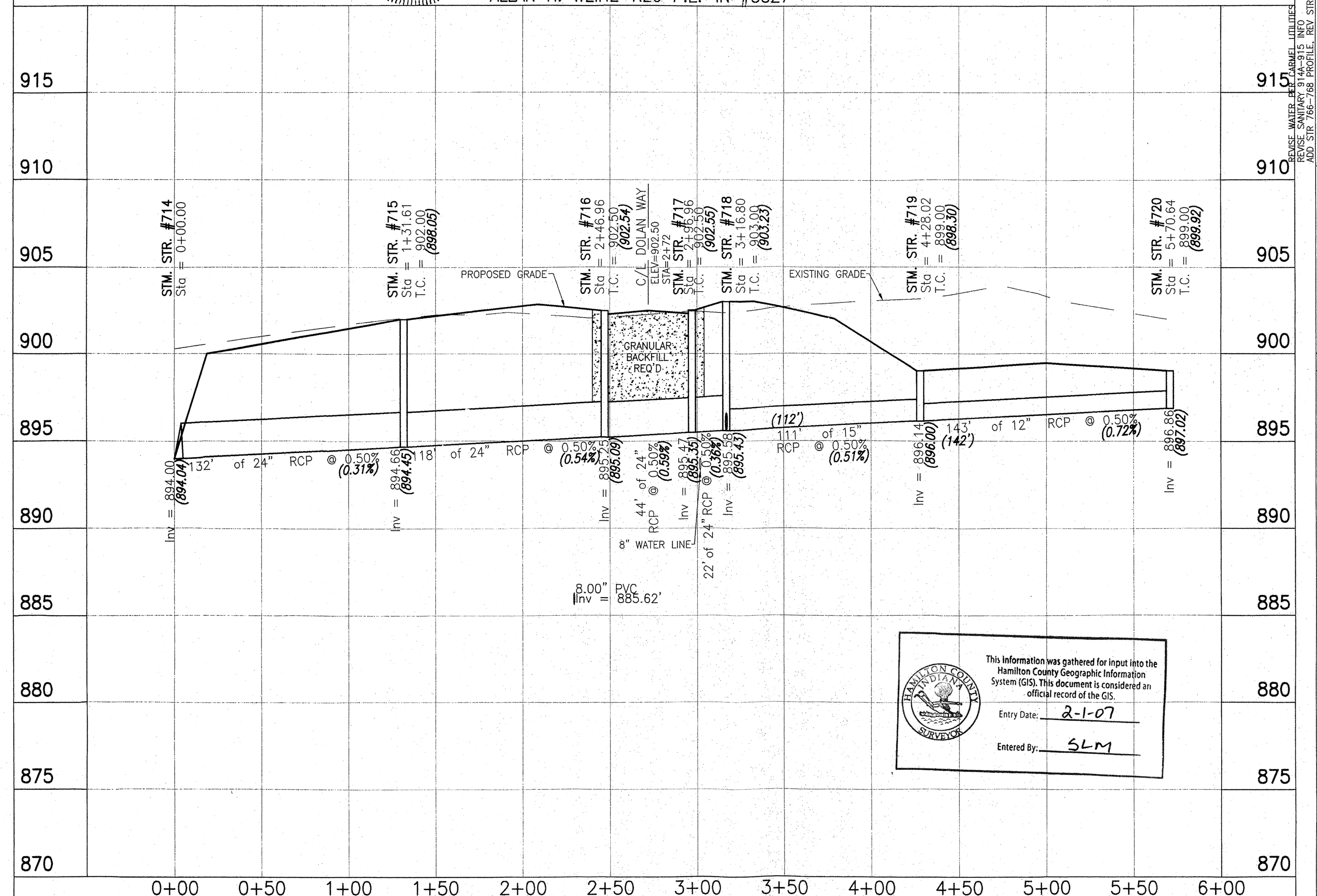
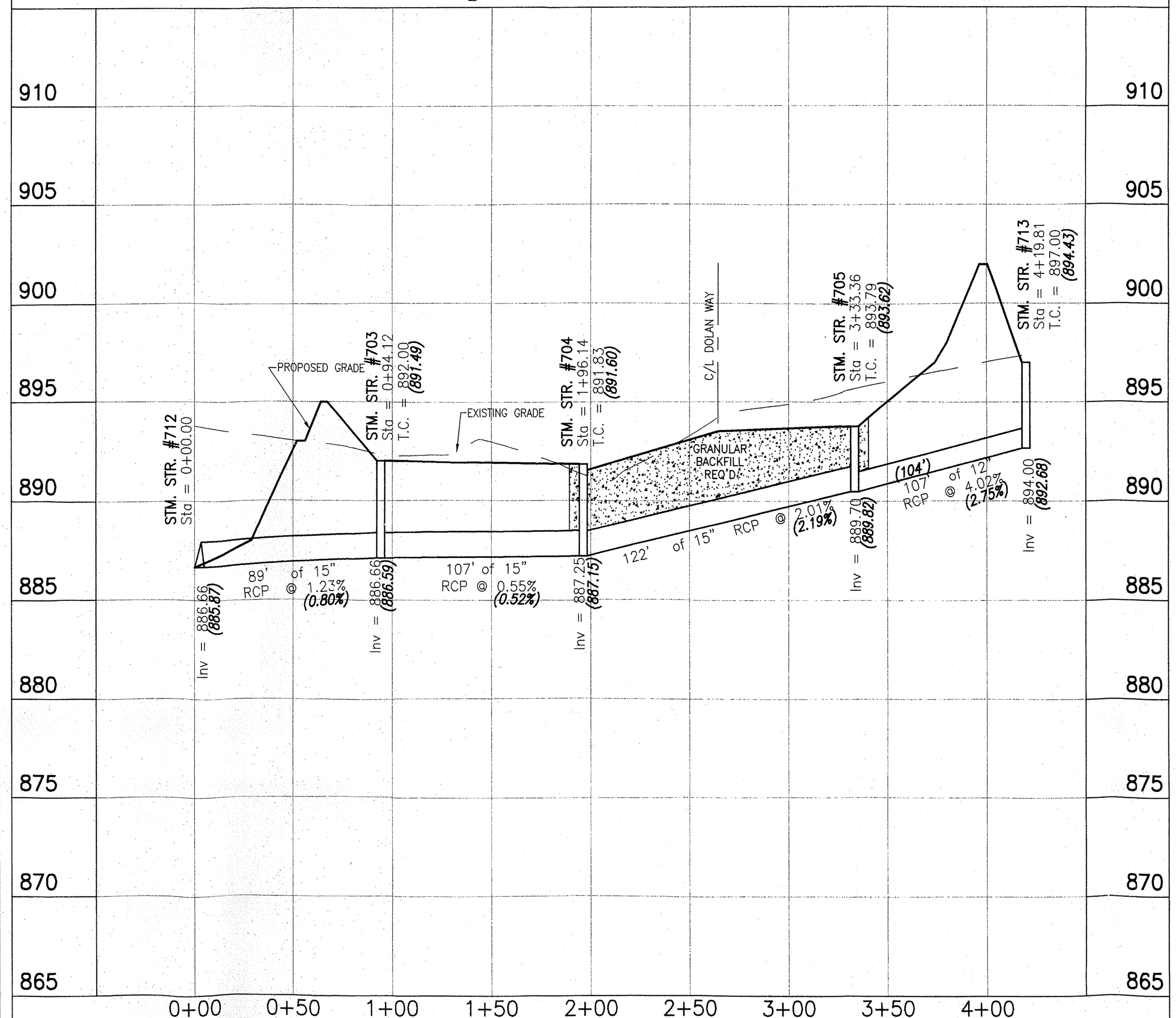
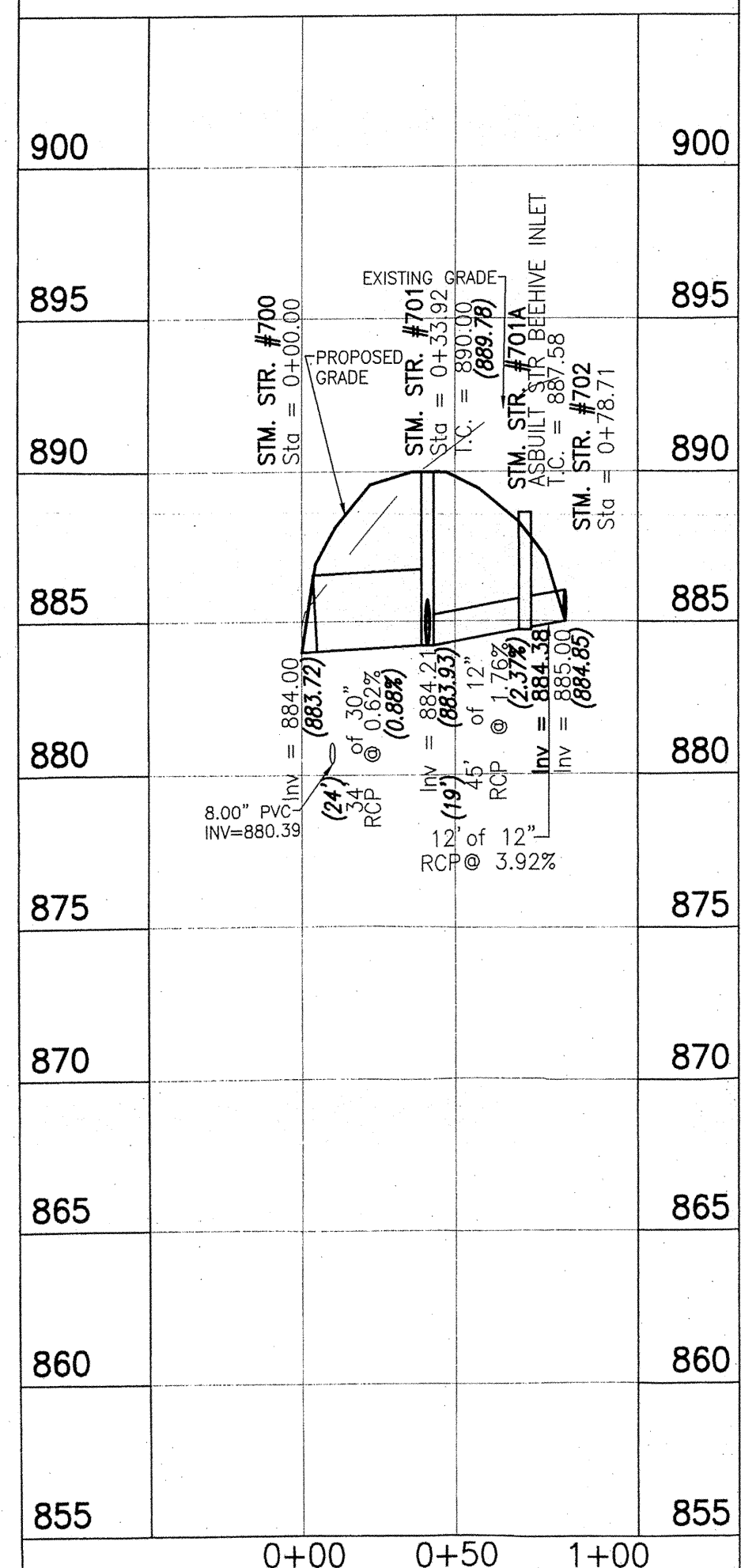
SHEET NO. **11**

PROJECT NO. **W03-0984**

LOCATION: H:\2003\W030984\Drawn\030984-STM.dwg
DATE: 2/1/07
PLOT: 2/1/07 11:48am
PLOT BY: carter



RECORD DRAWING
 STORM SEWER AS-BUILTS
 STORM SEWER STRUCTURES ONLY
 1-4-06
 ALLAN H. WEIHE-REG P.E.-IN #8827



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 *The contractor shall field check each section of storm pipe as it is being installed to ensure compliance with the design plans.

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: 2-1-07
 Entered By: SLM

WEIHE ENGINEERS, INC.
 1655 NORTH COLLEGE AVENUE
 COLUMBIANA, INDIANA 47016
 (317) 846-6611 FAX (317) 843-0546
 TOLL-FREE (800) 452-6408

ALLAN H. WEIHE
 REGISTERED LAND SURVEYOR
 REGISTERED LAND SURVEYOR
 PRESIDENT

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS

PROJECT NO. W03-0984
 DWG. NAME: 030984_Splitting
 FIELD BY:
 DRAWN BY: JLS
 CHECKED BY: JLS
 DATE: 10/18/2004

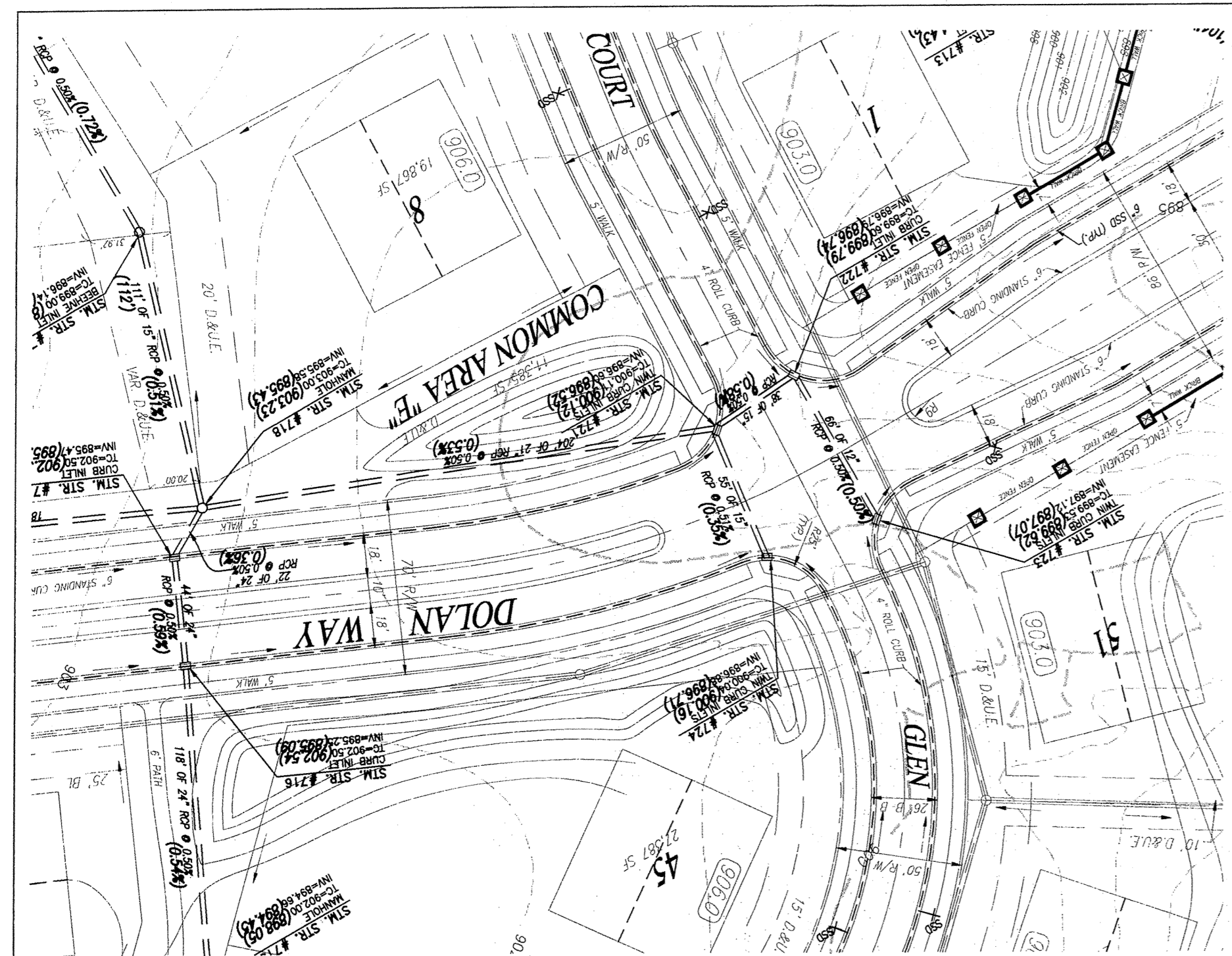
REVISIONS:
 1/06/06
 1/06/06
 1/06/06

ALLAN H. WEIHE
 REGISTERED
 No. 8827
 STATE OF INDIANA
 PROFESSIONAL ENGINEER
 ALLAN H. WEIHE P.E. 8827

PREPARED FOR:
GLEN OAKS SUBDIVISION
 Langston Development Company, Inc. Carmel, Indiana
STORM PLAN & PROFILE SHEET
 Part of the E. 1/2 of the NW 1/4 of Sec. 30-T8N-R8E in Hamilton County, Indiana

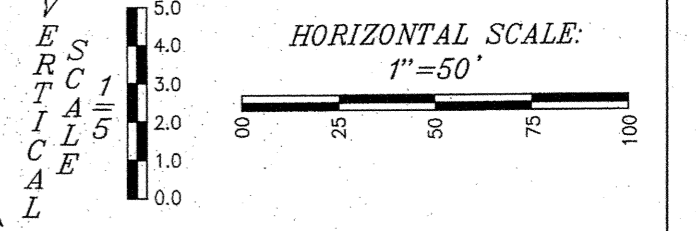
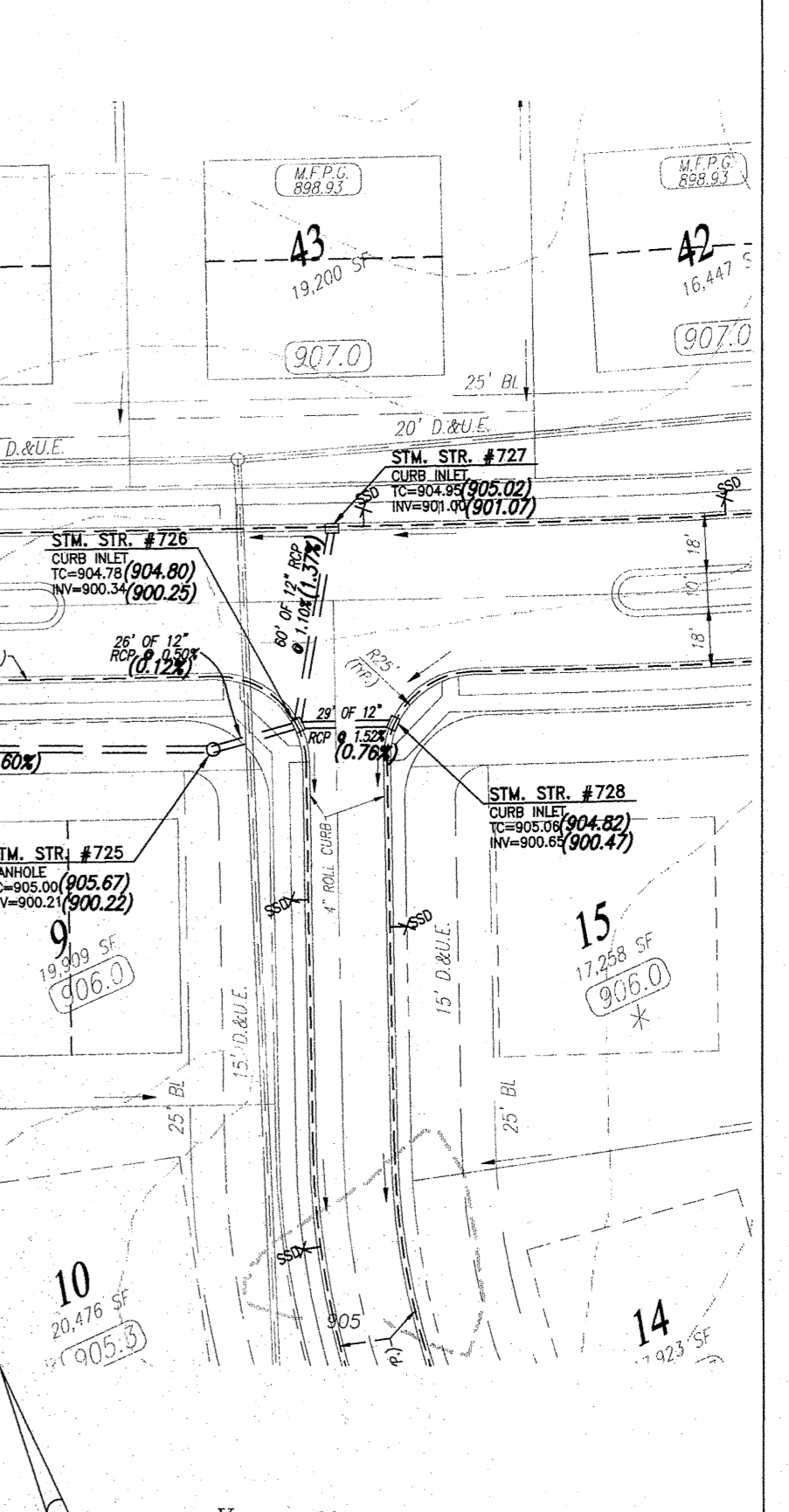
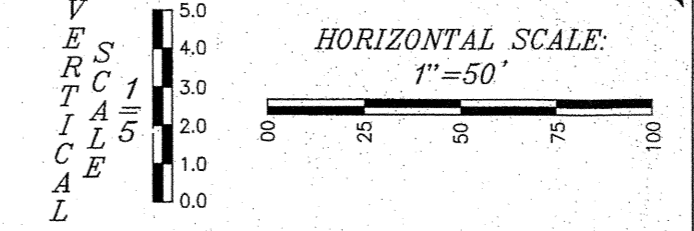
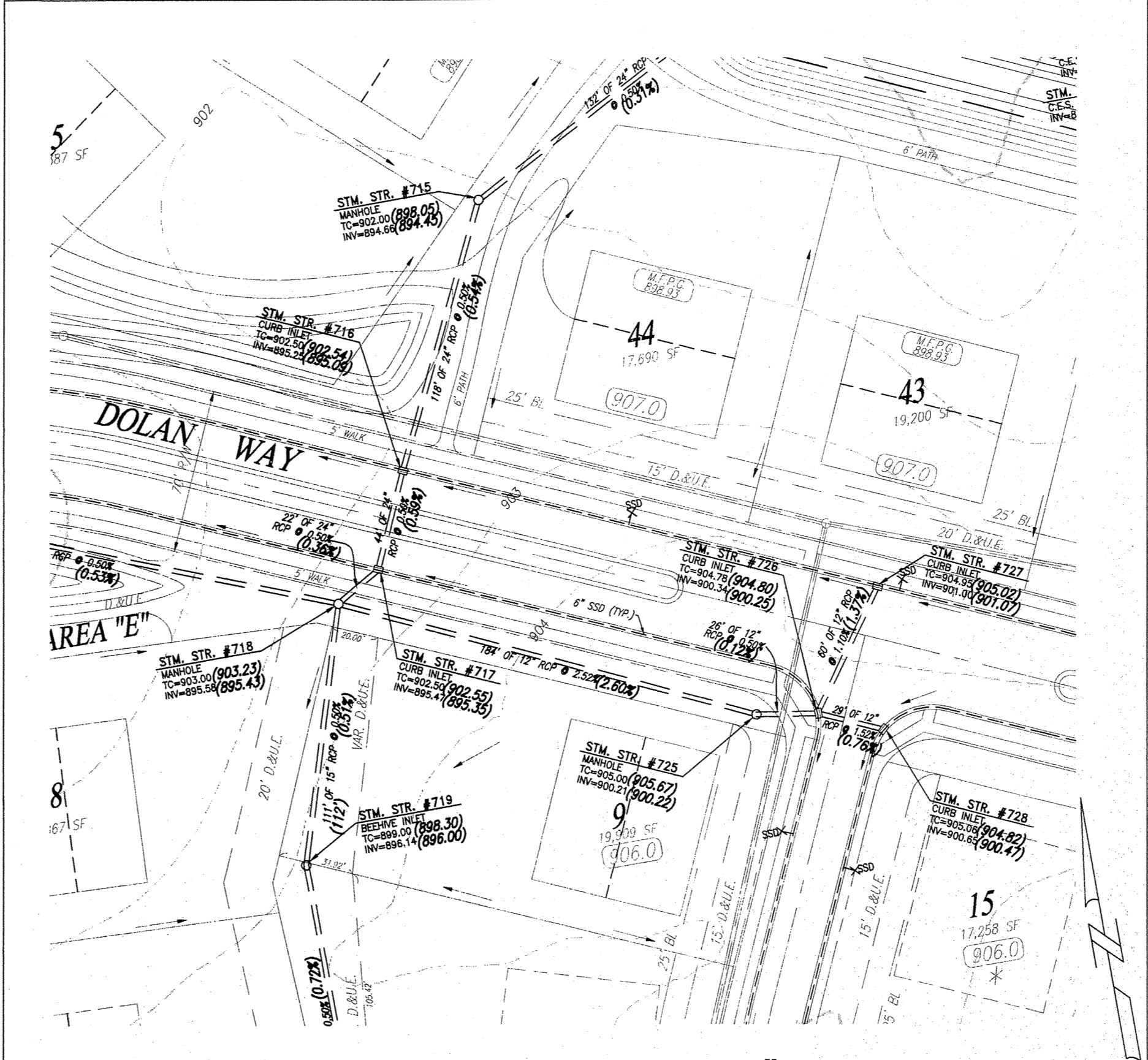
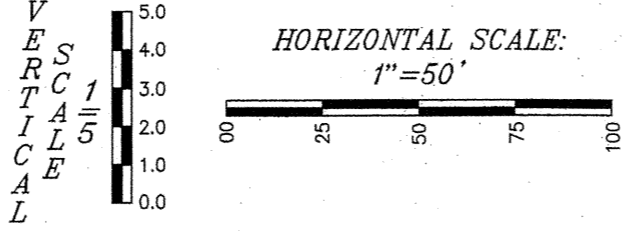
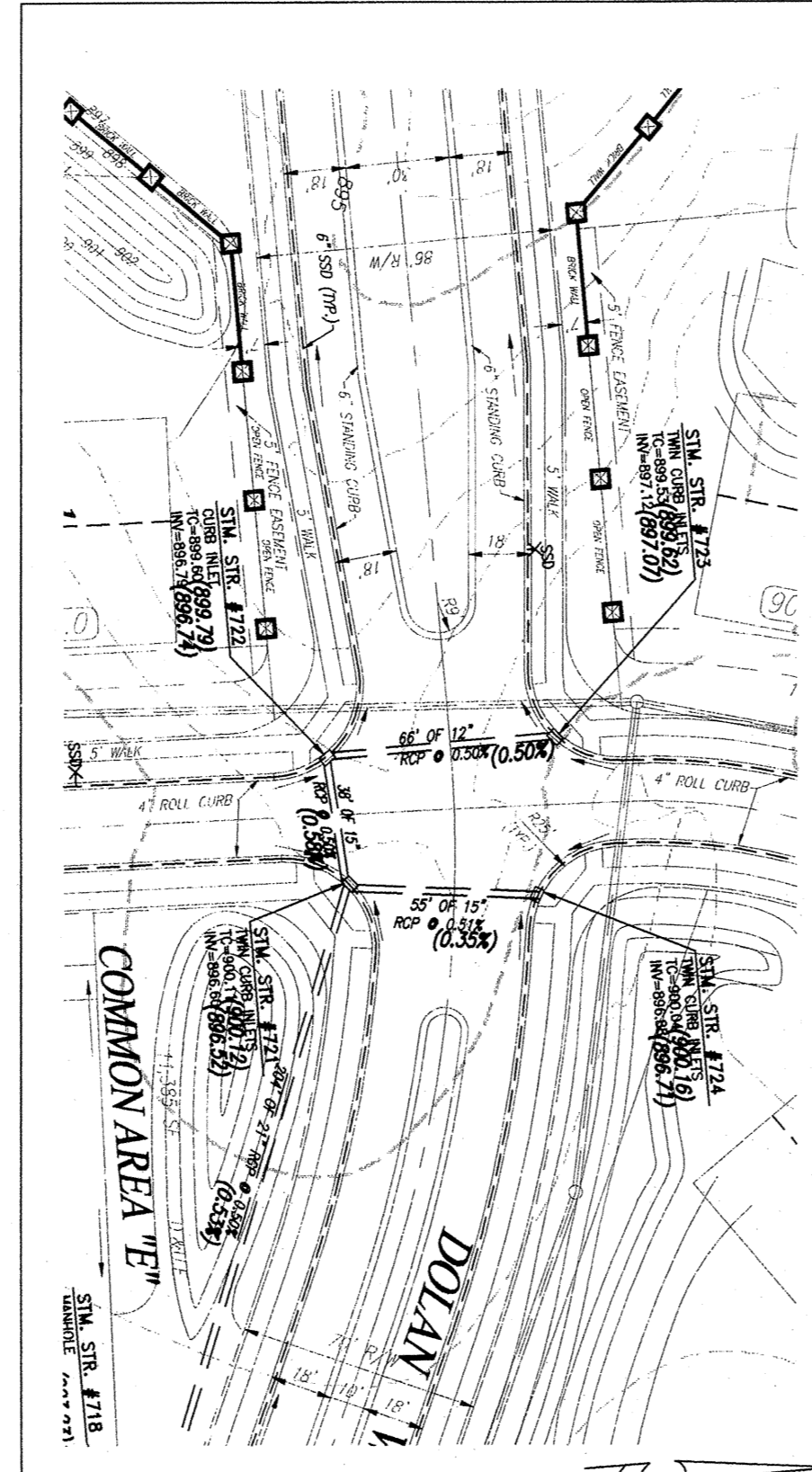
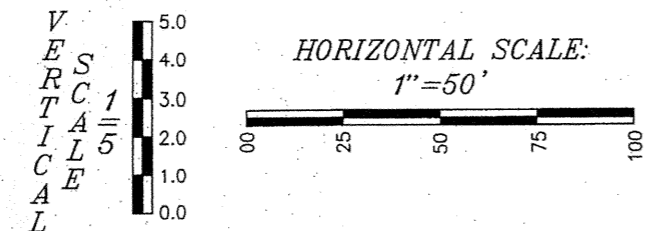
SHEET NO. **12**
 PROJECT NO. **W03-0984**

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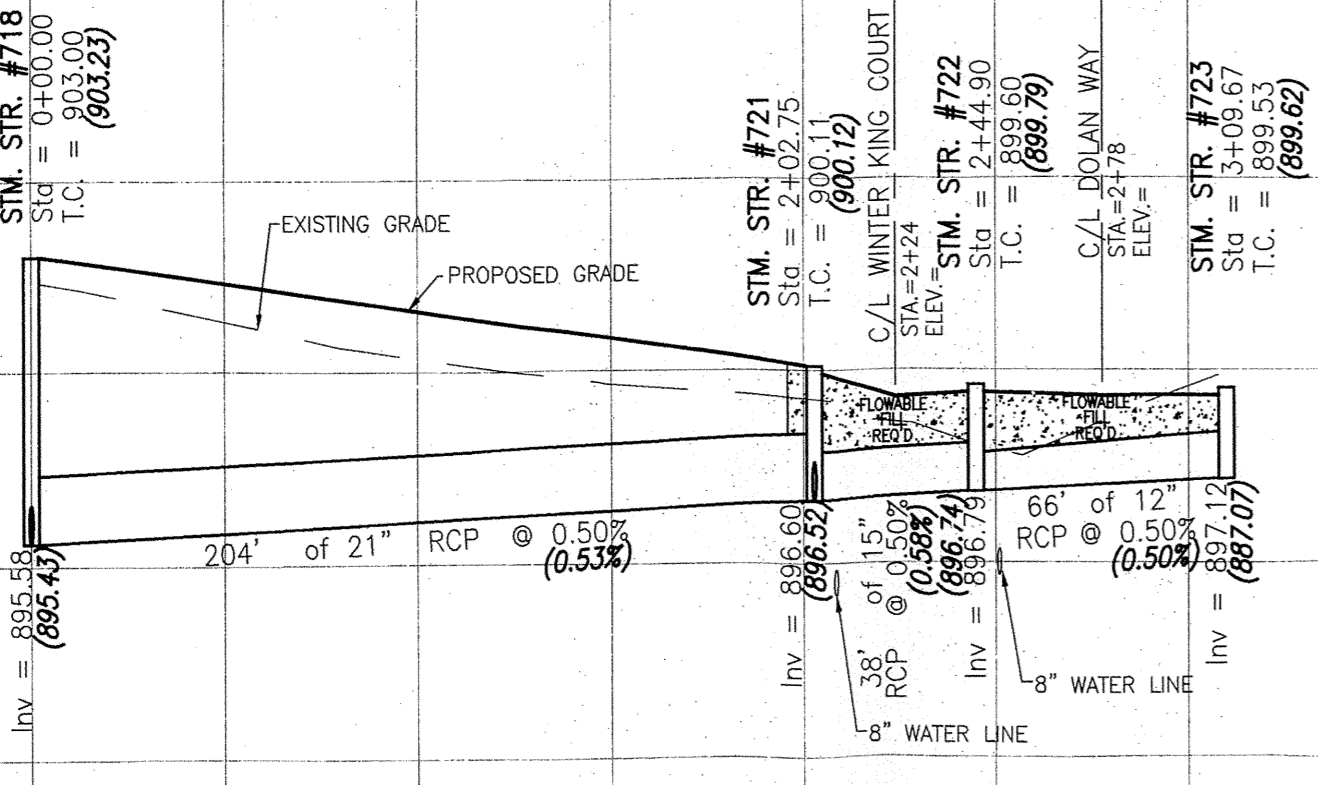


RECORD DRAWING
STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY
1-4-06

ALLAN H. WEIHE
REGISTERED CIVIL ENGINEER
No. 8827
STATE OF INDIANA
PROFESSIONAL ENGINEER



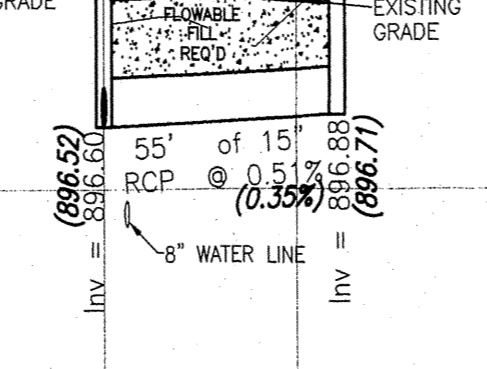
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880		880
875		875
870		870



CLASS V RCP AND FLOWABLE FILL REQUIRED WHEN LESS THAN 1' OF BACKFILL EXISTS BETWEEN TOP OF PIPE AND BOTTOM OF STREET CROSS SECTION

* NOTE *
PIPES BETWEEN STORM STRUCTURE NUMBERS 721-722-723-724 ARE CLASS V RCP & FLOWABLE FILL

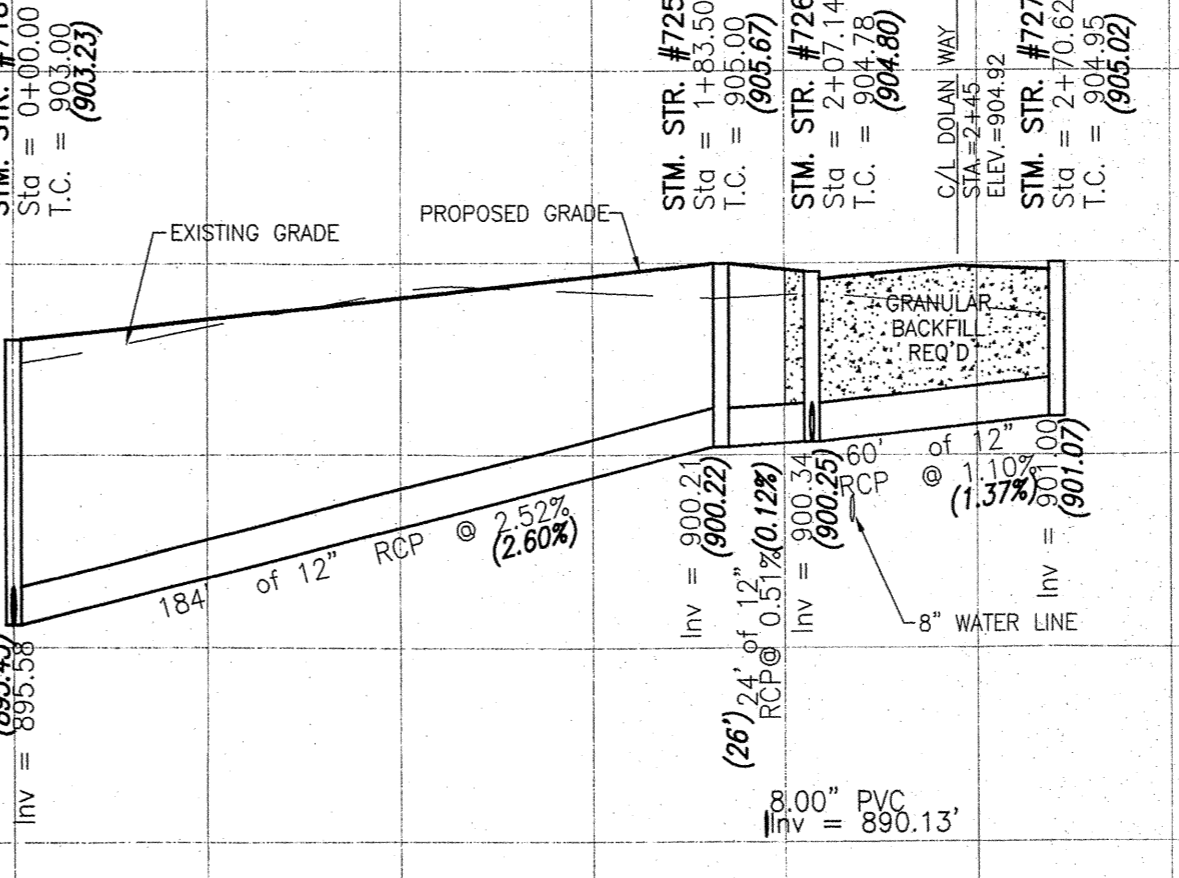
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895		895
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885		885
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870		870



CLASS V RCP AND FLOWABLE FILL REQUIRED WHEN LESS THAN 1' OF BACKFILL EXISTS BETWEEN TOP OF PIPE AND BOTTOM OF STREET CROSS SECTION

* NOTE *
PIPES BETWEEN STORM STRUCTURE NUMBERS 721-722-723-724 ARE CLASS V RCP & FLOWABLE FILL

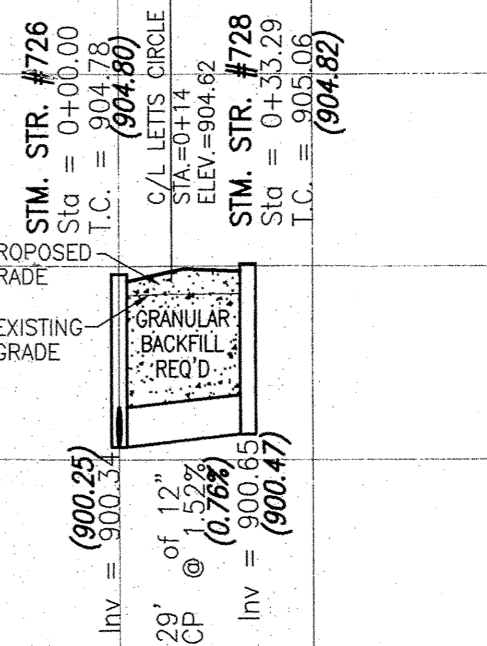
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This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
Entry Date: 2-1-07
Entered By: SLM

MINIMUM COVER FOR PIPE CROSSINGS OF CITY STREETS
For installation of Storm Mains, Water Mains, Sanitary Mains, Water Service Laterals, Sanitary Sewer Laterals under City streets, regardless of the jurisdiction of the utility, the minimum cover from the top of the installed pavement to the top of the installed pipe shall be the pavement section thickness (all bituminous and aggregate material above the subgrade) plus 1'-0". 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.

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The storm sewer system shall be constructed per design specified and as approved by the Hamilton County Surveyor's Office on the final approved construction plans.* Deviations from the approved design shall only be permitted due to special circumstances or difficulty during designated representative of the Hamilton County Surveyor's Office in addition to supplemental approval by the design engineer. An explanation of any such deviation shall be included as a requirement on as-built/record drawings submitted for release of performance guarantees. Approved design slopes identified as generating velocities of 2.5 fps or less shall require as-built certification at the time of construction.
*The contractor shall field check each section of storm pipe as it is being installed to ensure compliance with the design plans.

NOTE: ALL CASTINGS SHOULD BE LABELED "DUMP NO WASTE--DRAINS TO WATERWAY".

Bedding, Haunching, Initial Backfill
Bedding, haunching and initial backfill for all RCP installations shall be B-Borrow for Structure Backfill meeting the material requirements of the INDOT. Bedding shall be placed in the trench bottom such that after the pipe is installed to grade and line, there remains a 4-inch minimum depth of material below the pipe barrel and a minimum of 3-inches below the bell. For pipe sizes 66-inches and larger, the minimum depth of material below the pipe barrel shall be 6-inches. Bedding, haunching and initial backfill shall be compacted in 6-inch maximum lifts to not less than 95% Standard Proctor Density for the entire depth of the material placed. The backfill shall be brought up evenly on both sides of the pipe for the full length of the pipe. Haunching shall extend to the springline of the pipe. The limit of initial backfill shall be 6-inches above the springline. Minimum trench width shall be the outside diameter of the pipe plus 18-inches.
Final Backfill
Final backfill for all RCP installations under and within 5-feet of pavement shall be B-Borrow for Structure Backfill meeting the material requirements of the INDOT and shall be compacted in 6-inch maximum lifts to not less than 95% Standard Proctor Density for the entire depth of the material placed. The backfill for the top 6-inches of the excavation below the start of the aggregate subbase of the pavement shall be No. 53 Stone meeting the material requirements of the INDOT and shall be compacted to not less than 95% Standard Proctor Density.
Final Backfill for all RCP installations greater than 5-feet of pavement shall be clean fill material free of rocks larger than 6-inches in diameter, frozen lumps of soil, wood or other extraneous material, compacted in 12-inch maximum lifts to not less than 90% Standard Proctor Density for the entire depth of the excavation.

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PROJECT NO.: W03-0984
DRAWN BY: TJS
CHECKED BY: TJS
DATE: 10/18/2004

ALLAN H. WEIHE
REGISTERED CIVIL ENGINEER
No. 8827
STATE OF INDIANA
PROFESSIONAL ENGINEER

GLEN OAKS SUBDIVISION
Langston Development Company, Inc Carmel, Indiana
STORM PLAN & PROFILE SHEET
Part of the E 1/2 of the NW 1/4 of Sec. 30-7180-F&E in Hamilton County, Indiana
SHEET NO. 13
PROJECT NO. W03-0984