

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

December 13, 2010

TO: Hamilton County Drainage Board

RE: Paulsel Vance Paulsel Drain, Lochaven Sec. 9A Reconstruction

Attached is a petition, non-enforcement, drainage Calculations and construction plans for the relocation of the Paulsel Vance Paulsel Drain through Lochaven Sec. 9. The relocation is being proposed by BDC/Cardinal Associates, L.P. The proposal is for the reconstruction of the Paulsel Vance Paulsel Drain per plans by the Schneider Corporation, Project No. 3061.013, page C102, dated February 17, 2006.

Per the plans, storm water is routed through Lochaven Sec. 9A from the north side of Spayside Drive North to the south side of Lots 222 and 223 via storm sewer and discharges into the existing lake in Common Area Block "A". During the construction of Spayside Drive North the Paulsel Vance Paulsel was encountered in the field in a different location than was previously mapped. Therefore, the Paulsel Vance Paulsel was intercepted and tied into structure 639 on the north side of Spayside Drive North.

This proposal will include the lengths of storm sewer between the following structure numbers: 639, 638, 637, 636 and 635

The reconstruction will consist of the following:

98 LF of 12" RCP 14 LF of 15" RCP 209 LF of 18" RCP

The total length of new drain shall be 321 feet.

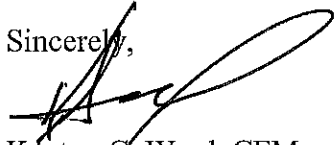
There is currently a 15' per half DU & SE easement on Lots 222 & 223 shown on the Secondary Plat recorded in the Office of the Hamilton County Recorder's Office, Plat Cabinet 4, Slide 159. The drain will also cross Spayside Drive North and Common Area Block B. The 15' per half easement will continue through the properties to the lake.

The cost of the relocation is to be paid by BDC/Cardinal Associates, L.P. Because the relocation was completed and inspected in the field, the developer, BDC/Cardinal Associates, L.P. did not provide a Performance Bond or Letter of Credit.

Attached is a non-enforcement. The easement for the reconstructed Paulsel Vance Paulsel Drain will be per the Secondary Plat for Lochaven Sec. 9A as recorded in the Hamilton County Recorder's Office, Plat Cabinet 4, Slide 159. I recommend the Board approve this non-enforcement request.

I recommend that the Board set a hearing for this proposal for January 24, 2011.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenton C. Ward', written over a horizontal line.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/jll

**Gasb 34 Asset Price &
Drain Length Log**

Drain-Improvement: Paulsel Vance Paulsel Drain: Lochaven Sec. 9A Reconst.

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
RCP	12"	98	98	0	\$7.25 LF	\$710.50
RCP	15"	14	14	0	\$9.50 LF	\$133.00
RCP	18"	209	209	0	\$10.50 LF	\$2,194.50
Sum:		<u>321</u>	<u>321</u>	<u>0</u>		<u>\$3,038.00</u>

Final Report: n/a

Comments:

Revised June 1997

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN RE: Lochaven of Noblesville, Section 9A)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

BDC/Cardinal Associates, L.P. (hereinafter "Petitioner"),
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a
section of the Paulsel-Vance-Paulsel Drain, and in support of
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Paulsel-Vance-Paulsel Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains, sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and reconstruction of a portion of the Paulsel-Vance-Paulsel Drain, as specifically shown on engineering plans and specifications filed with the Hamilton County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at the sole expense of the Petitioner and such work will result in substantial improvement to the Paulsel-Vance-Paulsel Drain, without cost to other property owners on the watershed of the Paulsel-Vance-Paulsel Drain.
5. Proposed relocation and reconstruction will not adversely affect other land owners within the drainage shed.
6. Petitioner requests approval of the proposed relocation and reconstruction under IC 36-9-27-52.5.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County
Drainage Board authorizing relocation and reconstruction of the Paulsel-Vance-Paulsel

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Paulsel, Vance & Paulsel Drain, Lochaven Section 9A Reconstruction

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **Paulsel, Vance & Paulsel Drain, Lochaven Section 9A Reconstruction** on **January 24, 2011**, at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed 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

STATE OF INDIANA)
) SS BEFORE THE HAMILTON
)
COUNTY OF HAMILTON) DRAINAGE BOARD

IN THE MATTER OF **Paulsel, Vance & Paulsel Drain, Lochaven
Section 9A**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **January 24, 2011** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Steven A. Holt
PRESIDENT

ATTEST: Lynette Mosbaugh
SECRETARY

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Paulsel, Vance & Paulsel Drain, Lochaven Section 9A Reconstruction

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the ***Paulsel, Vance & Paulsel Drain, Lochaven Section 9A Reconstruction*** came before the Hamilton County Drainage Board for hearing ***on January 24, 2011***, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

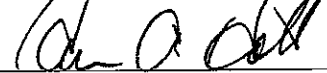
The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

Wherefore, it is ORDERED, that the proposed Reconstruction of the ***Paulsel, Vance & Paulsel Drain, Lochaven Section 9A Reconstruction*** be and is hereby declared established.

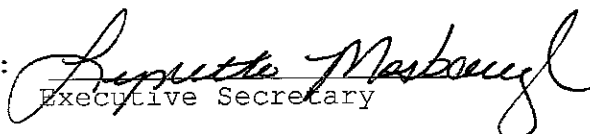
Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD

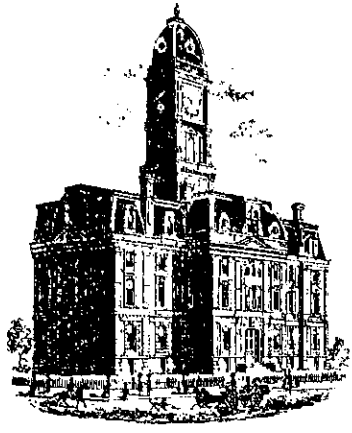

PRESIDENT


Member


Member

ATTEST: 
Executive Secretary

KCW



SURVEYOR'S OFFICE
Hamilton County

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

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

To: Hamilton County Drainage Board

February 4, 2011

Re: Paulsel Vance Paulsel Drain, Lochaven Sec. 9A Reconstruction

Attached are as-builts, certificate of completion & compliance, and other information for Lochaven Sec. 9A Reconstruction. 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 there were no significant changes made to the drainage plans submitted with my report for this drain dated December 13, 2010. The report was approved by the Board at the hearing held January 24, 2011. Therefore, the length of the drain remains at **321 feet**. It should also be noted that the original tile was tied into Structure 639 and it was removed from Station 27+27 to Station 27+70 and from Station 27+70 to Station 31+90.

The non-enforcement was approved by the Board at its meeting on January 24, 2011. Sureties for this project were not required. The cost of the relocation was paid for by BDC/Cardinal Associates, L.P.

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

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

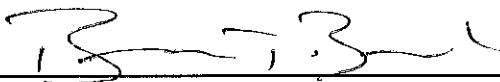
KCW/slm

CERTIFICATE OF COMPLETION AND COMPLIANCE

TO: HAMILTON COUNTY SURVEYOR
RE: Lochaven Section 9A&B

I hereby certify that:

1. I am a Register 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, and
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: 1/15/07

Type or print name: Brandon T Burke, P.E.

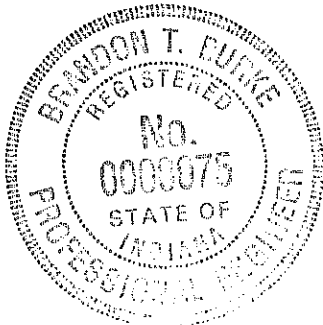
Business /Address: The Schneider Corporation
12821 E. New Market Street, Suite 301, Carmel, IN 46032

Telephone: (317) 826-6401

INDIANA REGISTRATION NUMBER

PE 10000075

SEAL



SEC. 14-T18N-R4E

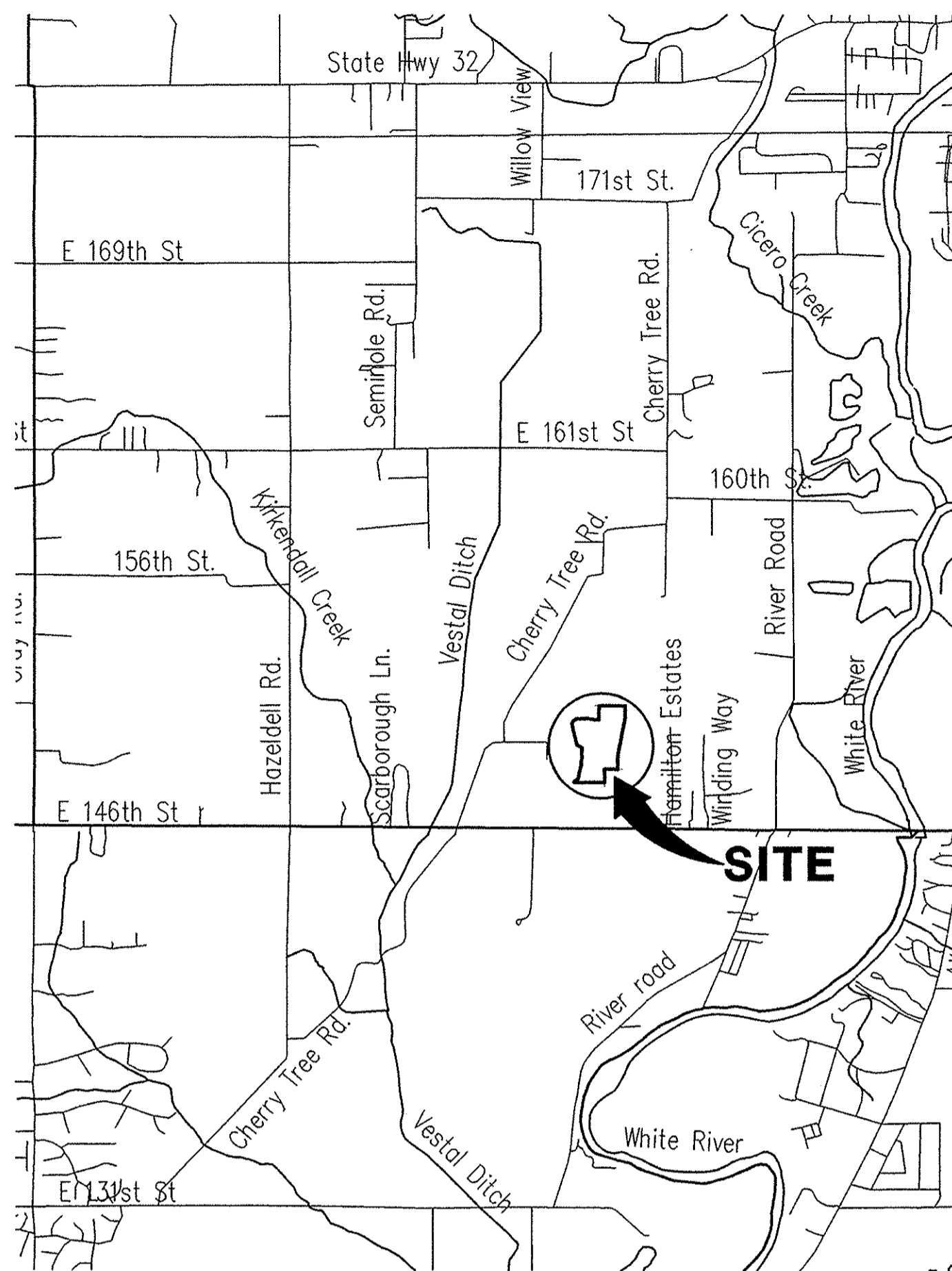
LOCHAVEN OF NOBLESVILLE SECTION 9A

(CONSTRUCTION PLANS)

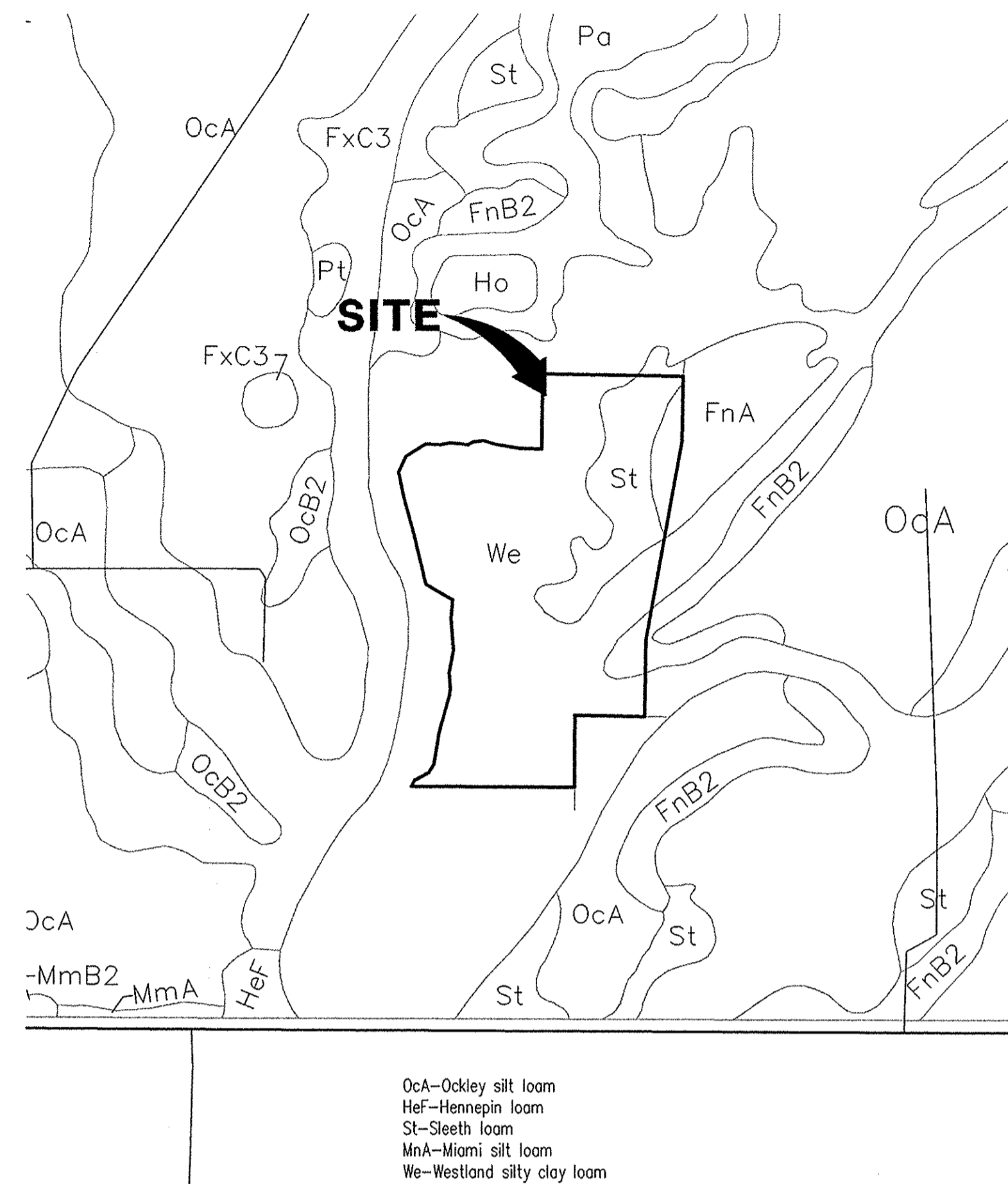
HAMILTON COUNTY NOBLESVILLE, INDIANA

DEVELOPER:
BDC/CARDINAL ASSOCIATES, L.P.
 12821 E. NEW MARKET STREET, SUITE 200
 CARMEL, IN 46032
 (317) 574-3400

**SUB SURFACE DRAINAGE
 SANITARY SEWER
 STORM SEWER
 WATER LINE
 RECORD DRAWING**



AREA MAP
NOT TO SCALE



SOILS MAP
NOT TO SCALE

UTILITIES

Vectren (Gas)
 Jerry Breck
 16000 Allisonville Road
 P.O. Box 1700
 Noblesville, IN 46061-1700
 317-776-5526

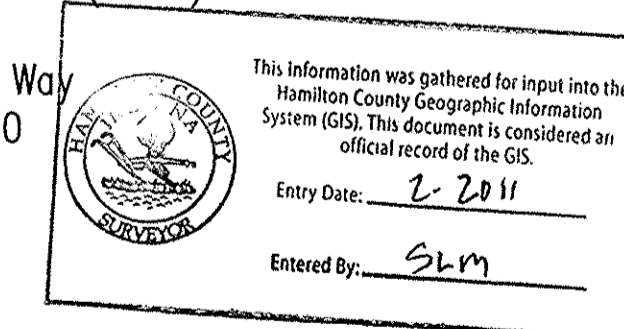
Westfield Public Works (Water)
 Donna Luley
 2706 East 171st Street
 Westfield, IN 46074
 317-896-5452

Cinergy (Electric)
 Toby Phillips
 100 South Mill Creek Rd
 Noblesville, IN 46060
 317-776-5358

Insight Communications (Cable)
 Matthew Stringer
 15229 Stony Creek Way
 Noblesville, IN 46060
 317-776-4487

SBC (Telephone)
 Brian Peters
 5858 N College
 Indianapolis, IN 46220
 317-252-4267

SHEET No.	DESCRIPTION
C100	COVER SHEET
C101-C102	DEVELOPMENT PLAN
C103-C104	PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN
C105-C106	STORMWATER POLLUTION PREVENTION PLAN
C201-C202	STREET PLAN AND PROFILES
C301	INTERSECTION DETAILS
C302	TRAFFIC CONTROL AND SIGNAGE PLAN
C501	SANITARY FORCE MAIN PLAN AND PROFILES
C601	STORM SEWER PLAN AND PROFILES
C701-C702	WATER DISTRIBUTION PLAN
C703-C704	WATER DETAILS AND SPECIFICATIONS
C801	STORM SEWER & FORCE MAIN DETAILS
C802-C803	STORMWATER POLLUTION PREVENTION DETAILS AND SPECIFICATIONS
C901	STANDARD SPECIFICATIONS
1-11	CITY OF NOBLESVILLE DETAILS AND SPECIFICATIONS



12821 E. New Market Street
 Suite 301
 Carmel, IN 46032
 Telephone: 317.826.6401
 Fax: 317.569.8114
 www.schneidercorp.com

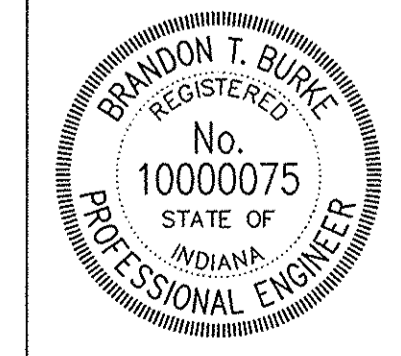
Architecture
 Civil Engineering
 Environmental Engineering
 Geotechnical Services
 GIS * LIS
 Home Builder Services
 Interior Design
 Land Surveying
 Landscape Architecture
 Transportation Engineering

CERTIFIED BY: *Brandon T. Burke*
 bburke@schneidercorp.com

STORM STRUCTURE TABLE

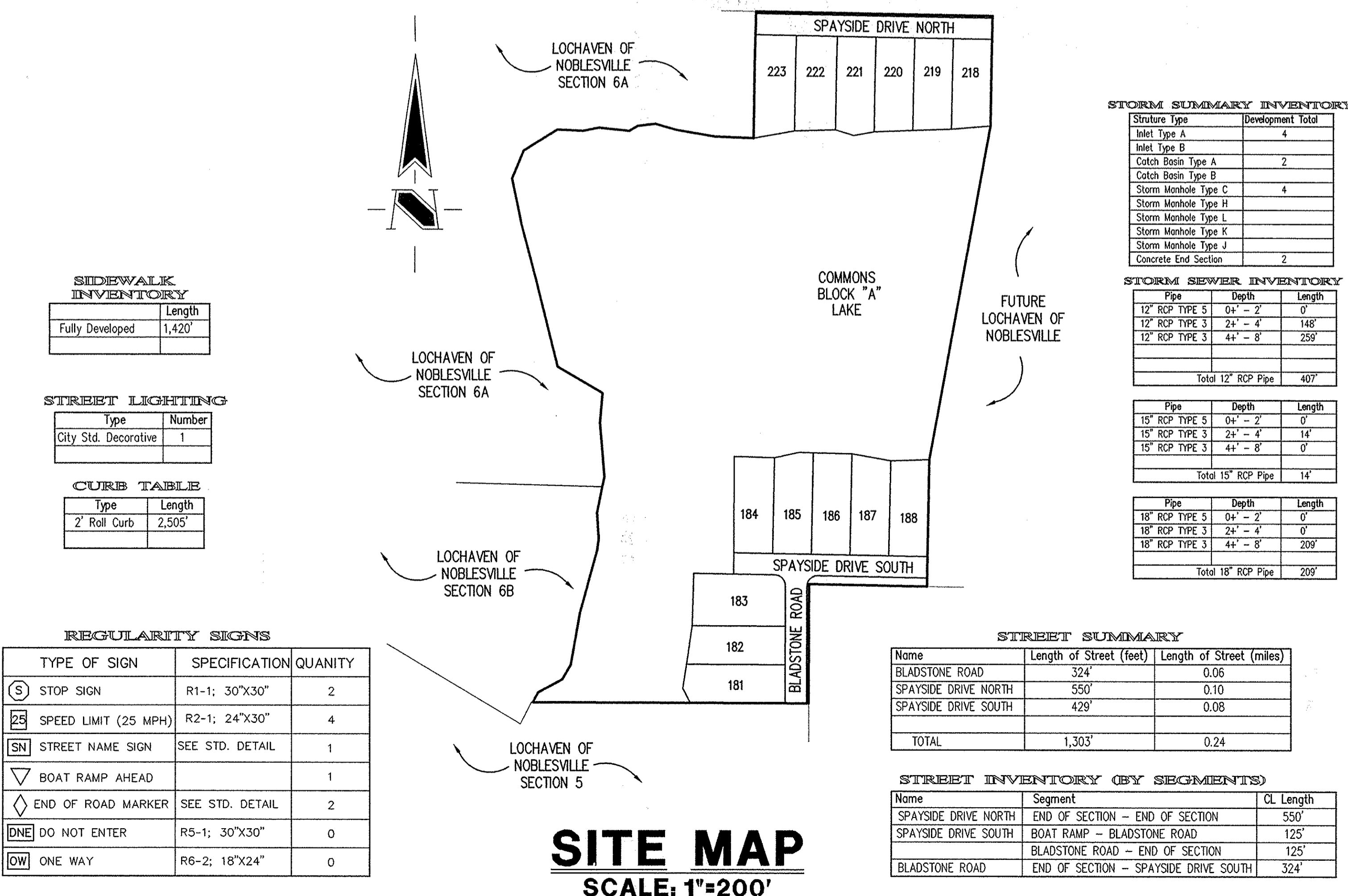
Structure#	Structure Type	Manhole Coating Type	Cast Iron Coating Type
601	Concrete End Section	N.A.	N.A.
602	Manhole Type "C"	R-1772-C	1022-2
603	Catch Basin Type A	R-3501-TR	7495M1
604	Inlet Type A	R-3501-TL	7495M2
605	Manhole Type "C"	R-1772-C	1022-2
606	Inlet Type A	R-3501-TR	7495M1
607	Catch Basin Type A	R-3501-TR	7495M2
608	Inlet Type A	R-3501-TL	7495M2
635	Concrete End Section	N.A.	N.A.
636	Manhole Type "C"	R-1772-C	1022-2
637	Catch Basin Type A	R-3501-TR	7495M2
638	Inlet Type A	R-3501-TR	7495M1
639	Manhole Type "C"	R-4342	1489

THESE DOCUMENTS ARE SUBJECT TO PERIODIC REVISIONS BY THE SCHNEIDER CORPORATION. THE HOLDER IS RESPONSIBLE FOR VERIFYING THAT THESE DOCUMENTS ARE THE MOST CURRENT PRIOR TO USE.



DATE: 12/29/05

SHEET
C100
 OF
 31



STORM SUMMARY INVENTORY

Structure Type	Development Total
Inlet Type A	4
Inlet Type B	0
Catch Basin Type A	2
Catch Basin Type B	0
Storm Manhole Type C	4
Storm Manhole Type H	0
Storm Manhole Type L	0
Storm Manhole Type K	0
Storm Manhole Type J	0
Concrete End Section	2

STORM SEWER INVENTORY

Pipe	Depth	Length
12" RCP TYPE 3	04' - 2"	0'
12" RCP TYPE 3	24' - 4"	148'
12" RCP TYPE 3	44' - 8"	259'
Total 12" RCP Pipe 407'		

STORM SEWER INVENTORY

Pipe	Depth	Length
15" RCP TYPE 3	04' - 2"	0'
15" RCP TYPE 3	24' - 4"	14'
15" RCP TYPE 3	44' - 8"	0'
Total 15" RCP Pipe 14'		

STORM SEWER INVENTORY

Pipe	Depth	Length
18" RCP TYPE 3	04' - 2"	0'
18" RCP TYPE 3	24' - 4"	0'
18" RCP TYPE 3	44' - 8"	209'
Total 18" RCP Pipe 209'		

STREET SUMMARY

Name	Length of Street (feet)	Length of Street (miles)
BLADSTONE ROAD	324'	0.06
SPAYSIDE DRIVE NORTH	550'	0.10
SPAYSIDE DRIVE SOUTH	429'	0.08
TOTAL	1,303'	0.24

STREET INVENTORY (BY SEGMENTS)

Name	Segment	CL Length
SPAYSIDE DRIVE NORTH	END OF SECTION - END OF SECTION	550'
SPAYSIDE DRIVE SOUTH	BOAT RAMP - BLADSTONE ROAD	125'
BLADSTONE ROAD	END OF SECTION - END OF SECTION	125'
BLADSTONE ROAD	END OF SECTION - SPAYSIDE DRIVE SOUTH	324'

SIDEWALK INVENTORY

Type	Length
Fully Developed	1,420'

STREET LIGHTING

Type	Number
City Std. Decorative	1

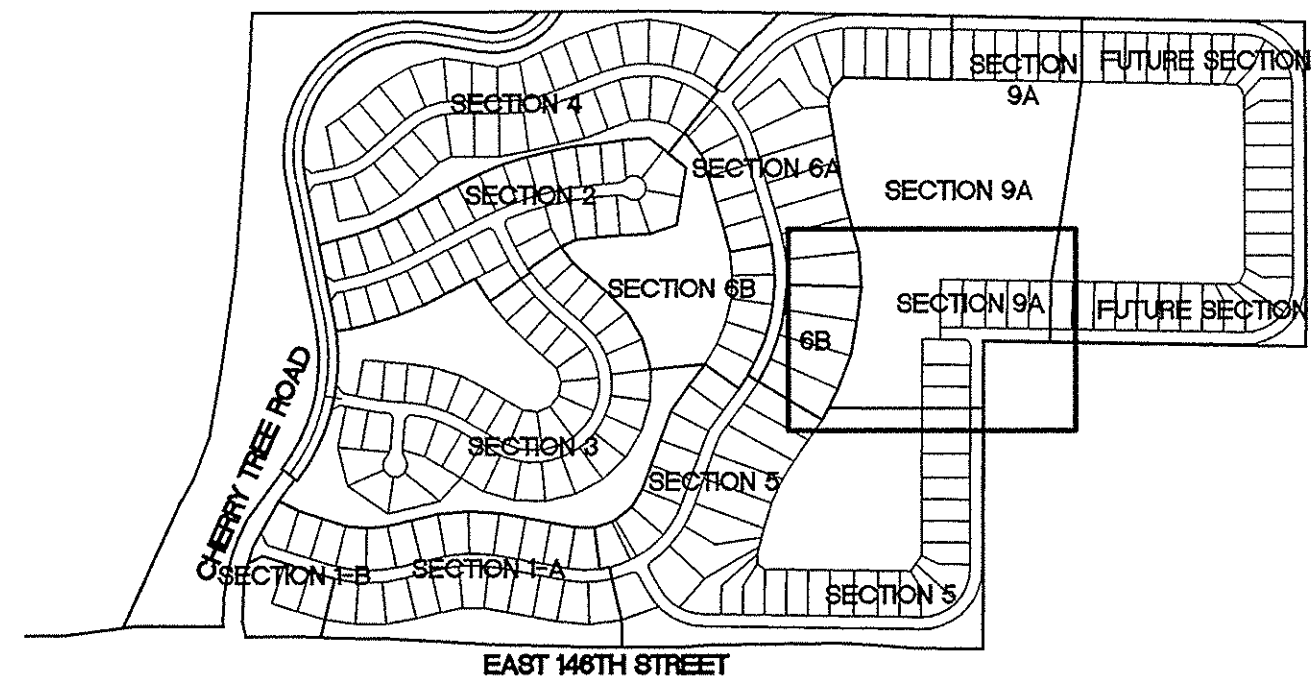
CURB TABLE

Type	Length
2" Roll Curb	2,505'

REGULARITY SIGNS

TYPE OF SIGN	SPECIFICATION	QUANTITY
STOP SIGN	R1-1; 30"X30"	2
SPEED LIMIT (25 MPH)	R2-1; 24"X30"	4
STREET NAME SIGN	SEE STD. DETAIL	1
BOAT RAMP AHEAD	SEE STD. DETAIL	1
END OF ROAD MARKER	SEE STD. DETAIL	2
DO NOT ENTER	R5-1; 30"X30"	0
ONE WAY	R6-2; 18"X24"	0

SITE MAP
SCALE: 1"=200'

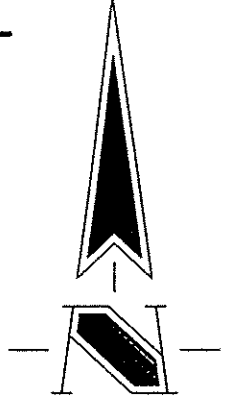


KEY MAP
NOT TO SCALE

BENCHMARK

BM: STANDARD USGS DISK IN CONCRETE STAMPED "95 RHP 752 1951" AT THE NORTHWEST CORNER OF 146TH AND NORFOLK AND WESTERN RAILROAD, 18.5 FEET NORTH OF THE CENTERLINE OF 146TH. ELEVATION = 751.46 (NGVD 1929)

NOTE:
MINIMUM FLOOD PROTECTION
GRADE FOR ALL LOTS IS 758.0



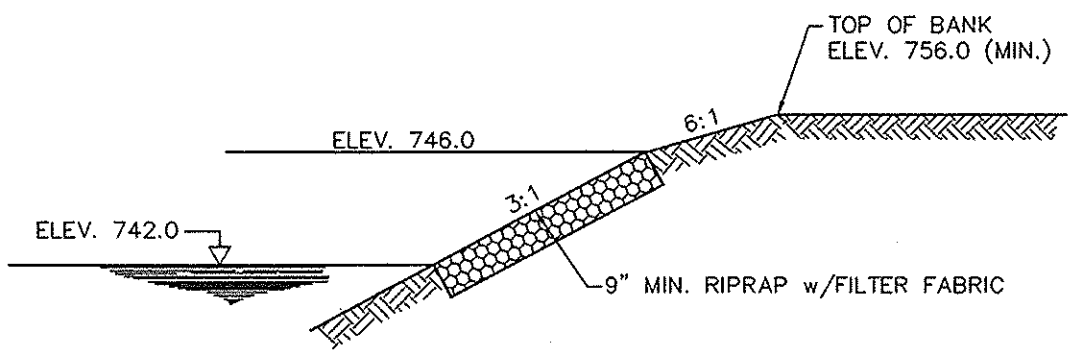
ASSUMED NORTH
SCALE: 1" = 50'

HOLEY MOLEY SAYS
"DON'T DIG BLIND"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW 15-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

GENERAL NOTES

- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE CITY OF NOBLESVILLE, INDIANA SHALL APPLY FOR ALL SANITARY SEWER AND STORM SEWERS.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.
- SERVICE WALKS SHALL BE NON-REINFORCED CONCRETE 4" THICK AND 4' IN WIDTH.
- 4" CONCRETE SERVICE WALK ACROSS FRONTAGE OF EACH LOT TO BE CONSTRUCTED BY OTHERS.
- EXPANSION JOINTS AREA TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE OR REGULATED DRAIN CROSSES PROPOSED USE PADS OR RIGHT-OF-WAYS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE.
- THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- ALL FILL AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D-1557). FILL UNDER THE FOOTING SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD DRY DENSITY (ASTM D-1557).

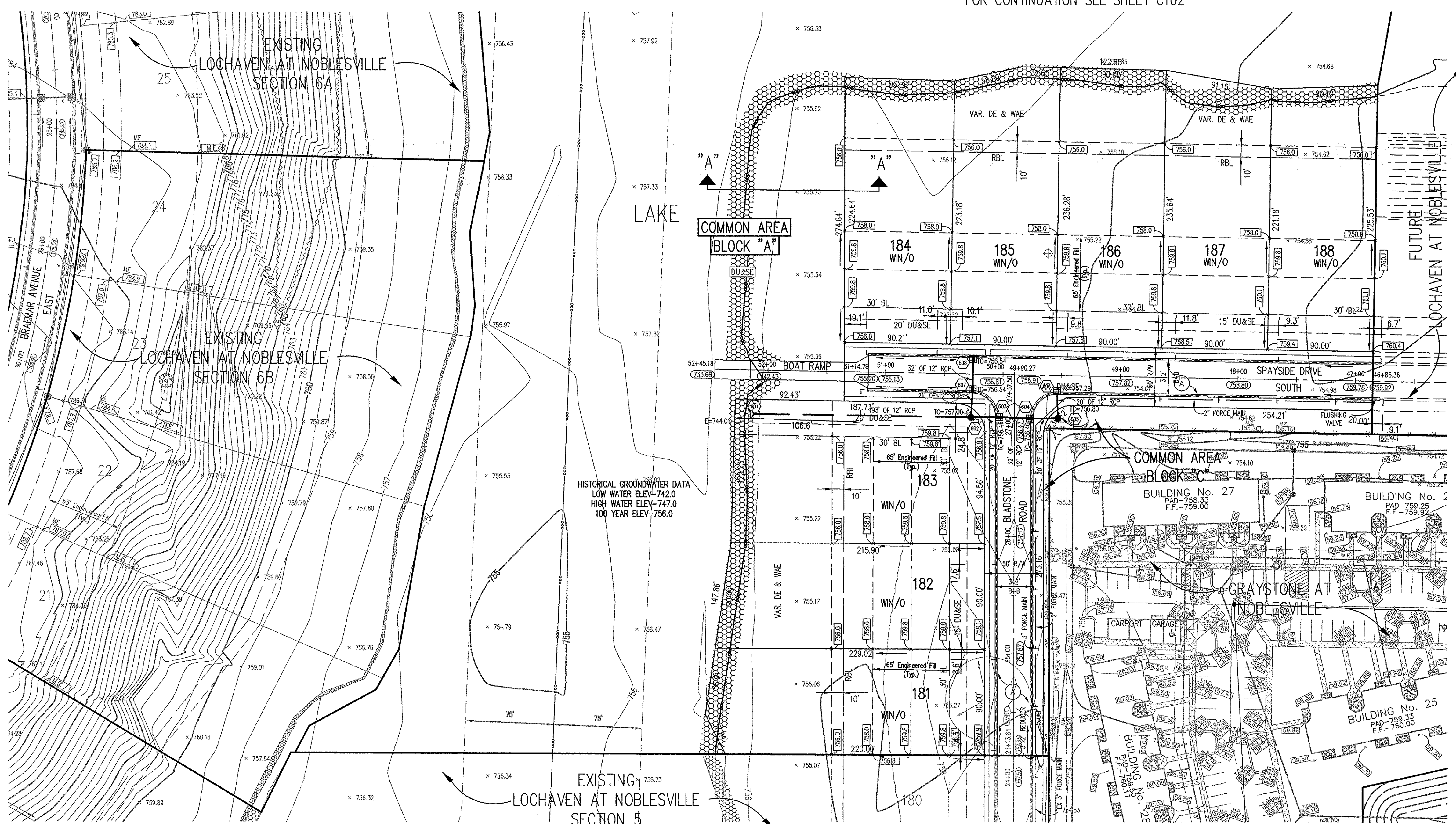


CROSS SECTION A-A

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: 1-6-11
Entered By: SLM

**SUBSURFACE DRAINAGE
SANITARY SEWER
STORM SEWER
RECORD DRAWING**

FOR CONTINUATION SEE SHEET C102



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Existing Elevation
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Storm Structure Number
- Sanitary Structure Number
- Flow Arrow
- 6" Subsurface Drain
- 4" SSD Lot Lateral
- Swale (E)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Emergency Flood Routing
- 12' Alley (Private Alley Easement)
- MFFE Minimum Finished Floor Elevation
1' Above Highest Lot Grade
- MFPG Minimum Flood Protection Grade
2' Above 100 Year Flooding Source
(Lowest Structure Opening Permitted)
- 2' Roll Curb
- Window Out

BRANDON T. BURKE
REGISTERED
No. 1000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

Brand T. Burke
DATE: 12/29/05
THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF THE SCHNEIDER CORPORATION AND ARE NOT TO BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE SCHNEIDER CORPORATION.
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Schneider

THE SCHNEIDER CORPORATION
12821 E. New Market Street
Suite 301
Carmel, IN 46032
Telephone: 317.559.8112
Fax: 317.825.6410
www.schneidercorp.com

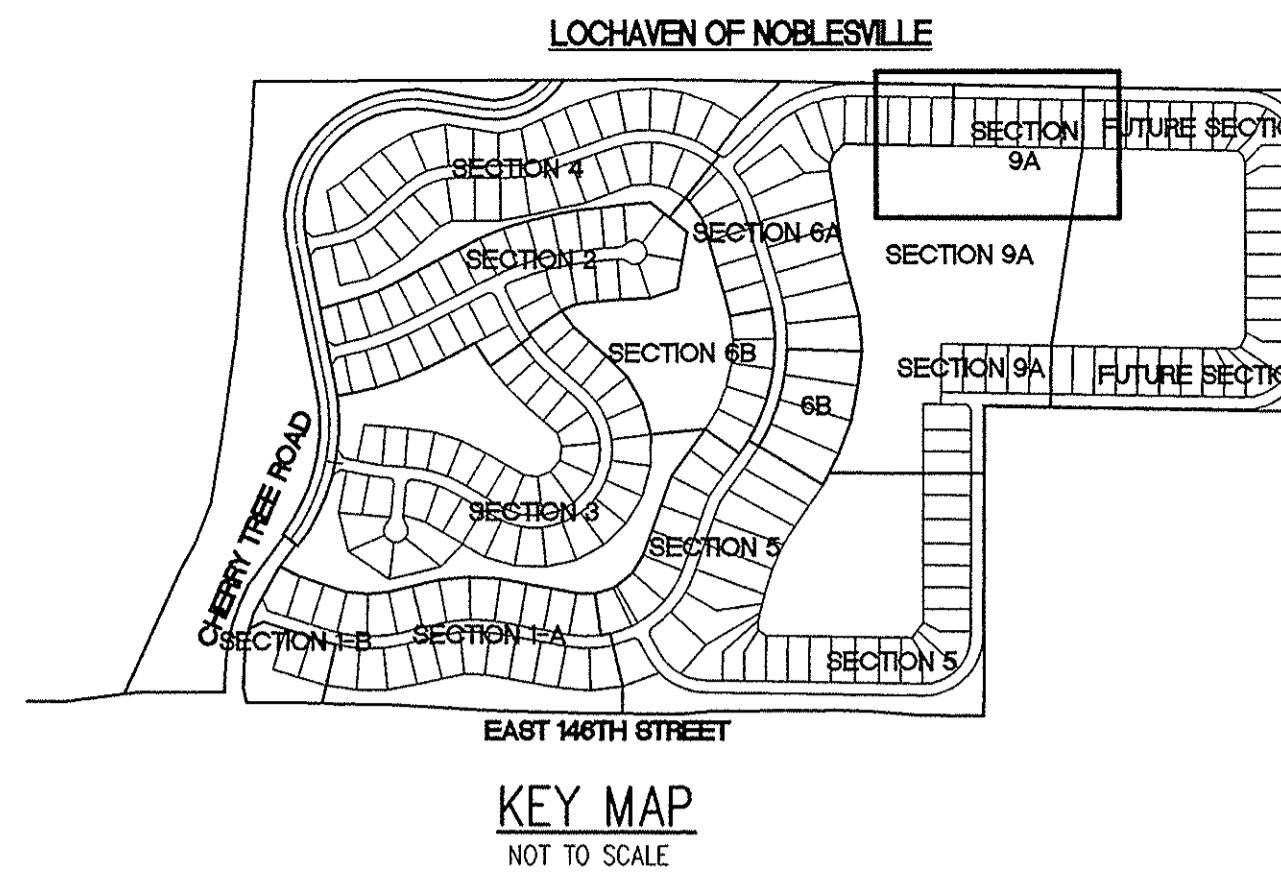
Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS * LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

LOCHAVEN OF NOBLESVILLE
SECTION 9A
NOBLESVILLE, INDIANA

BDC / NOBLE WEST, L.L.C.
12821 E. NEW MARKET STREET, SUITE 200

DATE: 12/29/05 PROJECT NO.: 3061.013
DRAWN BY: DCC CHECKED BY:
SHEET TITLE: DEVELOPMENT PLAN

DRAWING FILES:
N:\3\3061\013\DWG\C101-102.DWG
XREF: 013-9ABS.DWG
XREF: 013-FUT-SS.DWG
XREF: 009-SSS.DWG
XREF: 011-6ABS.DWG
XREF: 011-6BBS.DWG
XREF: S3-TPO.DWG
XREF: GREYSTONE.DWG
SHEET NO.:



BENCHMARK

BM: STANDARD USGS DISK IN CONCRETE STAMPED "95 RHP 752 1951" AT THE NORTHWEST CORNER OF 146TH AND NORFOLK AND WESTERN RAILROAD, 18.5 FEET NORTH OF THE CENTERLINE OF 146TH. ELEVATION = 751.46 (NGVD 1929)

NOTE:
MINIMUM FLOOD PROTECTION GRADE FOR ALL LOTS IS 758.0



HOLEY MOLEY SAYS "DON'T DIG BLIND"

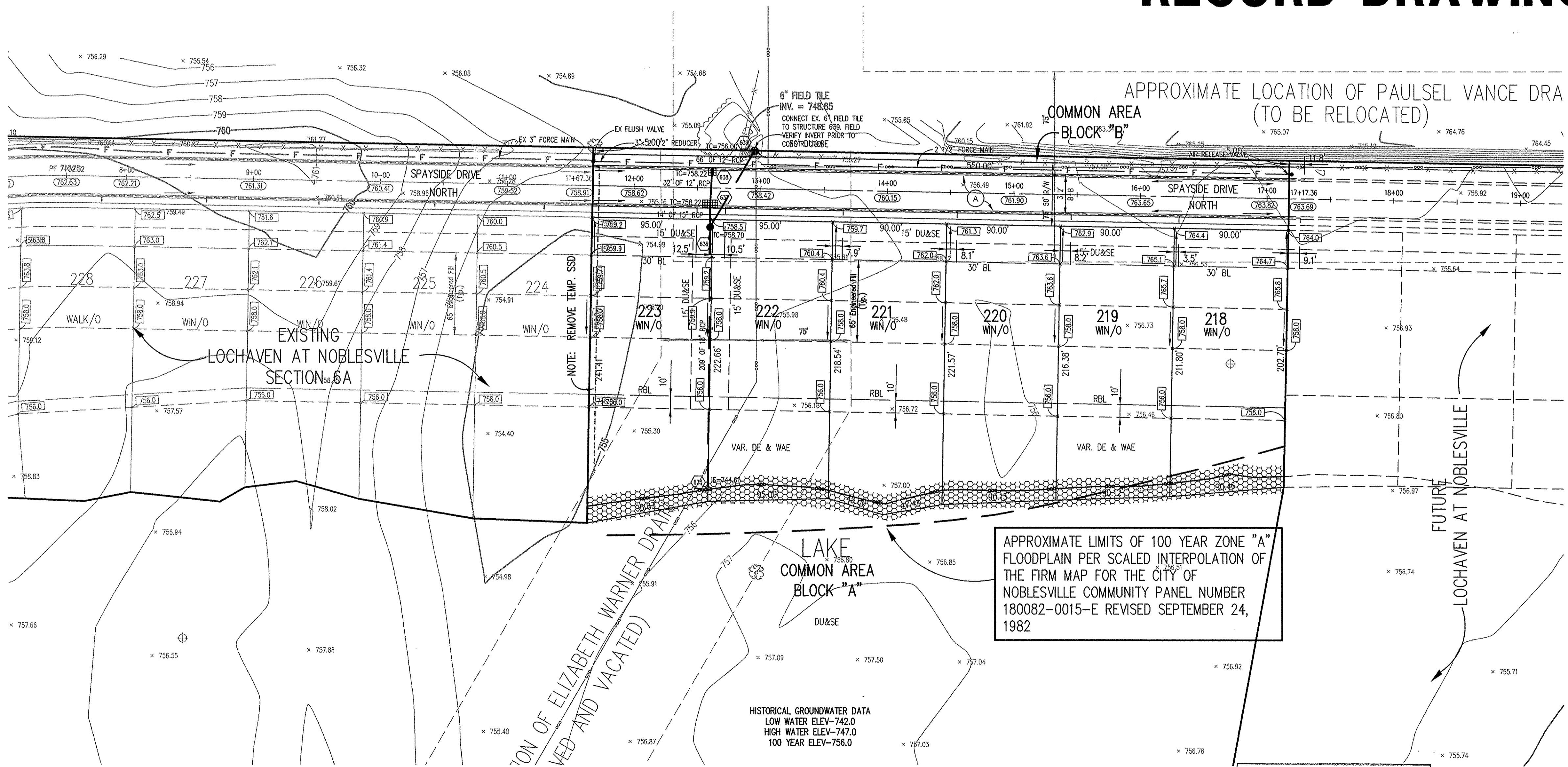
"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE

PER INDIANA STATE LAW 15-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

GENERAL NOTES

- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE CITY OF NOBLESVILLE, INDIANA SHALL APPLY FOR ALL SANITARY SEWER AND STORM SEWERS.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.
- SERVICE WALKS SHALL BE NON-REINFORCED CONCRETE 4" THICK AND 4' IN WIDTH.
- CONCRETE SERVICE WALK ACROSS FRONTAGE OF EACH LOT TO BE CONSTRUCTED BY OTHERS.
- EXPANSION JOINTS AREA TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES. REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE OR REGULATED DRAIN CROSSES PROPOSED USE PADS OR RIGHT-OF-WAYS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR LAKE. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- ALL FILL AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D-1557). FILL UNDER THE FOOTING SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD DRY DENSITY (ASTM D-1557).

**SUBSURFACE DRAINAGE
SANITARY SEWER
STORM SEWER
RECORD DRAWING**



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Existing Elevation
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Storm Structure Number
- Sanitary Structure Number
- Flow Arrow
- 6" Subsurface Drain
- 4" SSD Lot Lateral
- Swale (R)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Emergency Flood Routing
- 12' Alley (Private Alley Easement)
- MFFE Minimum Finished Floor Elevation
1' Above Highest Lot Grade
- MFPG Minimum Flood Protection Grade
2' Above 100 Year Flooding Source
(Lowest Structure Opening Permitted)
- (A) 2' Roll Curb
- WIN/O Window Out

BRANDON T. BURK
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE: 12/29/05

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LOCHAVEN OF NOBLESVILLE
SECTION 9A
NOBLESVILLE, INDIANA

BDC / NOBLE WEST, L.L.C.
12821 E. NEW MARKET STREET, SUITE 200

DATE: 12/29/05	PROJECT NO.: 3061.013
DRAWN BY: DCC	CHECKED BY:
SHEET TITLE: DEVELOPMENT PLAN	
DRAWING FILES: N:\3\3061\013\DWG\C101-102.DWG XREF: 013-9ABS.DWG XREF: 013-FUT-SS.DWG XREF: 009-58S.DWG XREF: 011-6ABS.DWG XREF: 011-6BBS.DWG XREF: SD-TOPD.DWG	
SHEET NO.: C102	

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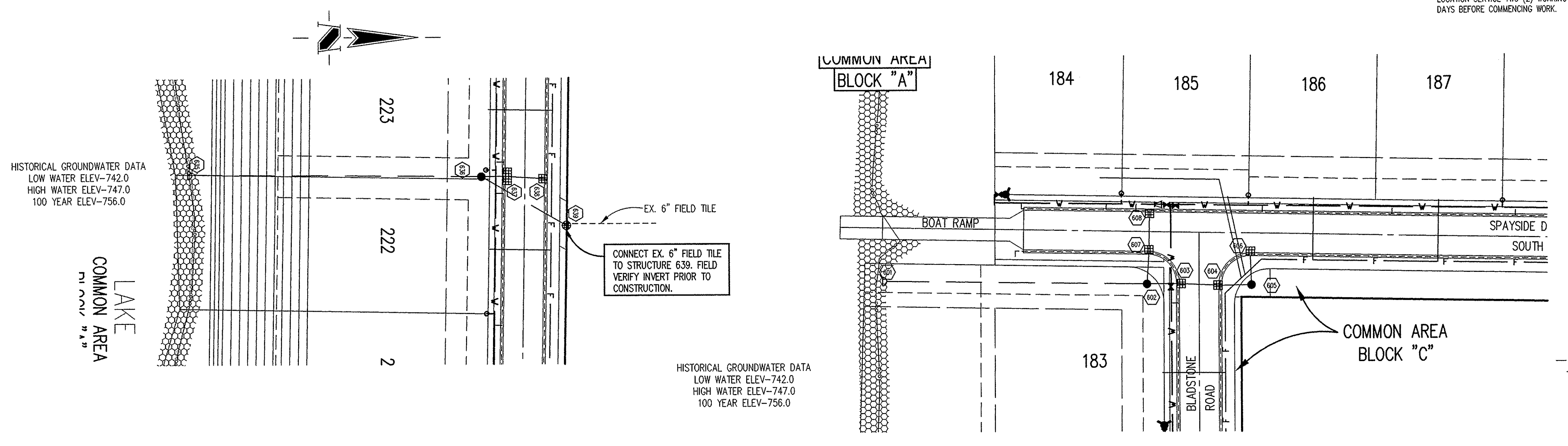
LEGEND/DETAILS

Sheet	Detail Number	Description
C803	6,12	Bedding Detail - Reinforced Concrete Pipe (RCP)
C803	4,5	Roll Curb Inlet Detail
C803	3,9	Beehive Inlet Detail
C803	1,2	Storm Manhole Detail
C803	13	Precast Concrete End Section
C107		RipRap Detail @ End Section

NOTE

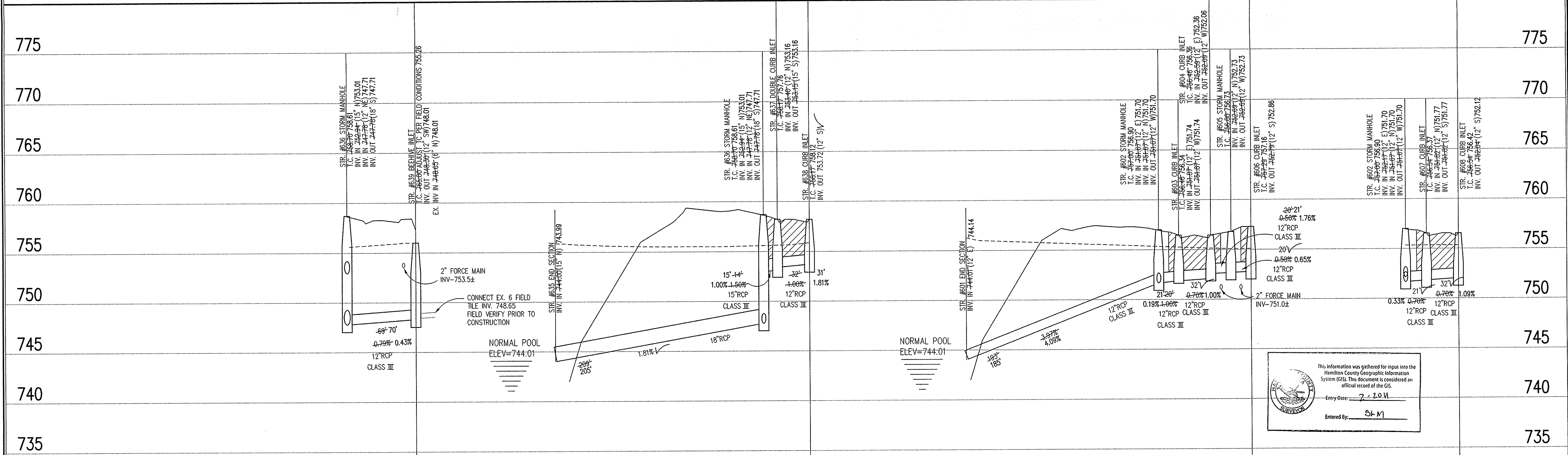
BENCHMARK

BM: STANDARD USGS DISK IN CONCRETE STAMPED "95 RHP 752 1951" AT THE NORTHWEST CORNER OF 146TH AND WESTERN RAILROAD, 18.5 FEET NORTH OF THE CENTERLINE OF 146TH. ELEVATION = 751.46 (NGVD 1929)



STORM SEWER PLAN

SCALE: 1" = 50'



STORM SEWER RECORD DRAWING

STORM SEWER PROFILE

LEGEND

	Existing Grade
	New Grade
	Granular Backfill

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

REVISIONS:
 1. DEC. 2/17/06: REVISED STORM SEWER ALONG LOTS 222-223 & STRUCTURES 606-601.

BRANDON T. BURKE
 REGISTERED
 No. 10000075
 STATE OF INDIANA
 PROFESSIONAL ENGINEER
 DATE: 12/29/05
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 BDC / NOBLE WEST, L.L.C.
 12921 E. NEW MARKET STREET, SUITE 200

DATE: 12/29/05 PROJECT NO.: 3061.013
 DRAWN BY: DCC CHECKED BY:
 SHEET TITLE: STORM SEWER PLAN & PROFILE
 DRAWING FILES:
 W:\3\3061\013\DWGS\C801.DWG
 XREF: 013-9ABS.DWG
 XREF: 013-FUT-BS.DWG
 XREF: 003-SSS.DWG
 XREF: 011-6ABS.DWG
 XREF: STORM.DWG
 SHEET NO.: C601