

Drain: SPRINGMILL PONDS DRAIN Drain #: 2.40  
Improvement/Arm: SPRINGMILL PONDS-SECTION 2  
Operator: JOH Date: 7-8-04  
Drain Classification: Urban/Rural Year Installed: 1990

### GIS Drain Input Checklist

- Pull Source Documents for Scanning JA
- Digitize & Attribute Tile Drains NA
- Digitize & Attribute Storm Drains JA
- Digitize & Attribute SSD JA
- Digitize & Attribute Open Ditch NA
- Stamp Plans JA
- Sum drain lengths & Validate JA
- Enter Improvements into Posse JA
- Enter Drain Age into Posse \_\_\_\_\_
- Sum drain length for Watershed in Posse \_\_\_\_\_
- Check Database entries for errors JA





SURVEYOR'S OFFICE

# Hamilton County

Kenton C. Ward, Surveyor

776-9626

942 Maple Avenue

Noblesville, Indiana 46060

October 11, 1990

To: Hamilton County Drainage Board

Re: Springmill Ponds Drain Section 1

Attached is a petition, non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springmill Ponds Drain, Section 1. 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 benefitted. The drain will consist of the following.

6" SSD	1105 ft	18" RCP	368 ft
12" RCP	46 ft	21" RCP	30 ft
15" RCP	204 ft	24" RCP	333 ft

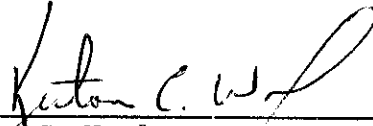
The total length of the drain will be 2086 feet.

Pond 1 and pond 2 located within the Common Areas are not part of the regulated drain. The pipes entering and exiting the ponds will be maintained as part of the drain but the ponds themselves will be maintained by the Homeowners Association.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I recommend a maintenance assessment of \$25.00 per lot and common area, and \$5.00 per acre for roadways. With this assessment the total annual assessment for the drain this section will be \$578.10.

This section will be assessed for the reconstruction and maintenance of the Osborn-Collins Drain at a future date.

I recommend a hearing be set for December, 1990. I further recommend the Board approve the attached non-enforcement request at time of the petitions approval.



---

Kenton C. Ward,  
Hamilton County Surveyor

KCW/jh

UNION STATE BANK

21 Jefferson Square • P. O. Box 1710 • Carmel, Indiana 46032

TELEPHONE  
AREA CODE 317  
846-7381

1961

IRREVOCABLE  
LETTER OF CREDIT NO.

DATE September 28, 1990

BENEFICIARY

Hamilton County Commissioners  
and the City of Carmel  
Hamilton County Courthouse  
Noblesville, Indiana 46060  
Sub-surface Drains - Springmill  
Ponds, Section I - 18 lots

FOR ACCOUNT OF

Dart Development, Inc.  
1841 Ludlow Avenue  
Indianapolis, Indiana 46201

GENTLEMEN:

WE HEREBY ESTABLISH OUR CREDIT IN YOUR FAVOR, FOR THE ACCOUNT INDICATED ABOVE, FOR A SUM OR SUMS NOT EXCEEDING AN AGGREGATE AMOUNT OF Fourteen Thousand, Nine Hundred Ten and no/100 Dollars (\$14,910.00)

FUNDS ARE AVAILABLE BY YOUR DRAFT(S) AT Carmel, Indiana  
UNION STATE BANK P. O. Box 1710, Carmel, Indiana 46032

DRAWN ON UNION STATE BANK

Drafts are to be accompanied by:

Original Letter of Credit

Beneficiary's signed certificate stating that the applicant has failed to construct the necessary sub-surface drains at the applicant's Springmill Ponds, Section I Subdivision.

ALL DRAFTS DRAWN UNDER THIS LETTER OF CREDIT ARE TO BE ENDORSED HEREON AND SHALL BEAR THE CLAUSE "DRAWN UNDER UNION STATE BANK LETTER OF CREDIT No. (AS INDICATED ABOVE)," and must be drawn and presented on or before September 28, 1991

WE HEREBY AGREE WITH YOU THAT ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED UPON PROPER PRESENTATION.

Except as otherwise expressly stated herein this Credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication 200 400.

VERY TRULY YOURS,

  
AUTHORIZED SIGNATURE

George F. Burrell, President

TITLE

UNION STATE BANK

21 Jefferson Square • P. O. Box ~~308~~ • Carmel, Indiana 46032  
1710

TELEPHONE  
AREA CODE 317  
846-7381

IRREVOCABLE  
LETTER OF CREDIT NO. 1529

DATE October 1, 1990

BENEFICIARY

FOR ACCOUNT OF

Hamilton County Commissioners  
and City of Carmel  
Hamilton County Courthouse  
Noblesville, Indiana 46060

Dart Development, Inc.  
1841 Ludlow Avenue  
Indianapolis, Indiana 46201

Storm Sewers & Offsite Storm  
Springmill Ponds,  
Section I

GENTLEMEN:

WE HEREBY ESTABLISH OUR CREDIT IN YOUR FAVOR, FOR THE ACCOUNT INDICATED ABOVE, FOR A SUM OR SUMS NOT EXCEEDING AN AGGREGATE AMOUNT OF One Hundred Seven Thousand One Hundred and no/100 Dollars (\$107,000.00)

FUNDS ARE AVAILABLE BY YOUR DRAFT(S) AT Carmel, Indiana DRAWN ON UNION STATE BANK  
UNION STATE BANK, P. O. Box 1710, Carmel, Indiana 46032

Drafts are to be accompanied by:

Original Letter of Credit.

Beneficiary's signed certificate stating that the applicant has failed to construct the necessary storm sewers & offsite storm at the applicant's Springmill Ponds., Section I Subdivision.

ALL DRAFTS DRAWN UNDER THIS LETTER OF CREDIT ARE TO BE ENDORSED HEREON AND SHALL BEAR THE CLAUSE "DRAWN UNDER UNION STATE BANK LETTER OF CREDIT No. (AS INDICATED ABOVE)," and must be drawn and presented on or before October 1, 1991.

WE HEREBY AGREE WITH YOU THAT ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED UPON PROPER PRESENTATION.

Except as otherwise expressly stated herein this Credit is subject to the Uniform Customs and Practice for Documentary Credits (1974 Revision), International Chamber of Commerce, Publication ~~2082~~ <sup>300</sup> 400. 1983

VERY TRULY YOURS,

  
AUTHORIZED SIGNATURE

George F. Burrell, President

TITLE

## HARVEY CONSTRUCTION CO., INC.

7002 N. Graham Rd. Suite 106  
 INDIANAPOLIS, INDIANA 46220  
 Office 849-9785

### EXHIBIT A-2

PROPOSAL SUBMITTED TO <b>The Dart Corporation</b>		PHONE <b>844-4451</b>	DATE <b>September 24, 1990</b>
STREET <b>350 Graceland Drive</b>		JOB NAME <b>Springmill Ponds <i>Sections I &amp; II</i></b>	
CITY, STATE AND ZIP CODE <b>Carmel, IN 46032</b>		JOB LOCATION <b>141st Street and Springmill Road, Carmel</b>	
ARCHITECT <b>Mid States Engineering</b>	DATE OF PLANS <b>9/15/90</b>	JOB PHONE	

We hereby submit specifications and estimates for:

1. Earthwork per plans. Pads 1.0' below minimum finish floor.	\$193,192.50
2. Storm sewers as per plans.	107,000.00
3. Subsurface drainage, 6" curb as per plans.	33,250.00
4. Swale subsurface drainage, includes 14 risers as per plans.	16,450.00
5. Offsite storm sewers, includes road bore of Springmill Road and open cut of 141st Street.	<u>75,000.00</u>
<b>Total Amount For All The Above</b>	<b><u>\$424,892.50</u></b>

#### Please Note:

Engineering and field staking by others.

Seed, sod, and soil erosion by others (Coordinated by Harvey Construction) Storm Curbs by others (Coordinated by Harvey Construction)

Maintenance bonds, furnished a off-site, Street cut & road Bore,

*SUB-Surface Tile & Aggregate under CURBS, 6"  
 Tile & H*

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Four Hundred Twenty-Four Thousand Eight Hundred Ninety-Two & <sup>50</sup>/<sub>100</sub> dollars (\$ 424,892.50 )

Payment to be made as follows:

Monthly estimates billed on the 25th of the month,

payment due on the 10th of the following month.

**TERMS: NET AS PER CONTRACT AGREEMENT**

If your account is not paid in full when due, a FINANCE CHARGE, computed by the PERIODIC RATE of 1½% per month, which is an ANNUAL PERCENTAGE RATE 18% will be imposed on the past-due balance on the due date.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

*[Handwritten Signature]*

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

CERTIFICATE OF COMPLETION AND COMPLIANCE

TO: HAMILTON COUNTY SURVEYOR  
RE: Springmill Ponds Section I

I hereby certify that:

- 1.) I am a Registered Land Surveyor 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.) To the best of my knowledge, information and belief, the Drainage Facilities within the subdivision has been installed and completed in conformity with all plans and specifications.

Signature: *Stephen E. Bourquein* Date: July 19, 1991  
 Type or Printed Name: Stephen Bourquein  
 Business Address: 501 Congressional Blvd. Suite 110  
Carmel, IN 46032  
 Telephone: (317) 843-5080

INDIANA REGISTRATION NUMBER

50441

SEAL

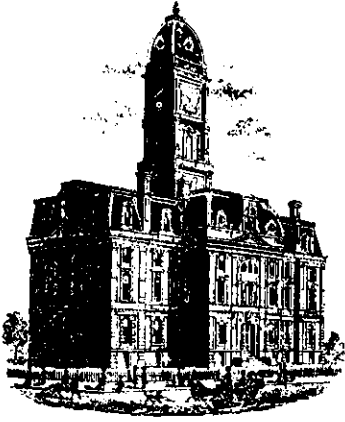


FILED

JUL 23 1991

OFFICE OF HAMILTON COUNTY SURVEYOR





SURVEYOR'S OFFICE

# Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 146

One Hamilton County Square

Noblesville, Indiana 46060-2230

October 12, 1996

TO: Hamilton County Drainage Board

RE: Springmill Ponds Drain-Springmill Ponds Section 1

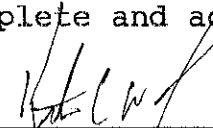
Attached are As-Builts, Certificate of Completion and Compliance, and other information for Springmill Pond Drain-Springmill Ponds Section 1. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction of the drain there were not any significant changes made to the plans submitted with my report dated October 11, 1990. Therefore, the length of the drain remains at 2,086 feet.

The non-enforcement was approved by the Board at its meeting on February 19, 1991.

The bonds or letters of credit from Union State Bank, numbers LC 1529, LC 1961, dated September 28, 1990 and October 1, 1990, in the amounts of \$107,000.00 and \$14,910.00 have been recommended for release in a letter to the Commissioners dated June 26, 1991.

I recommend the Board approve the drains construction as complete and acceptable.

  
\_\_\_\_\_  
Kenton C. Ward  
Hamilton County Surveyor  
KCW/no

slm

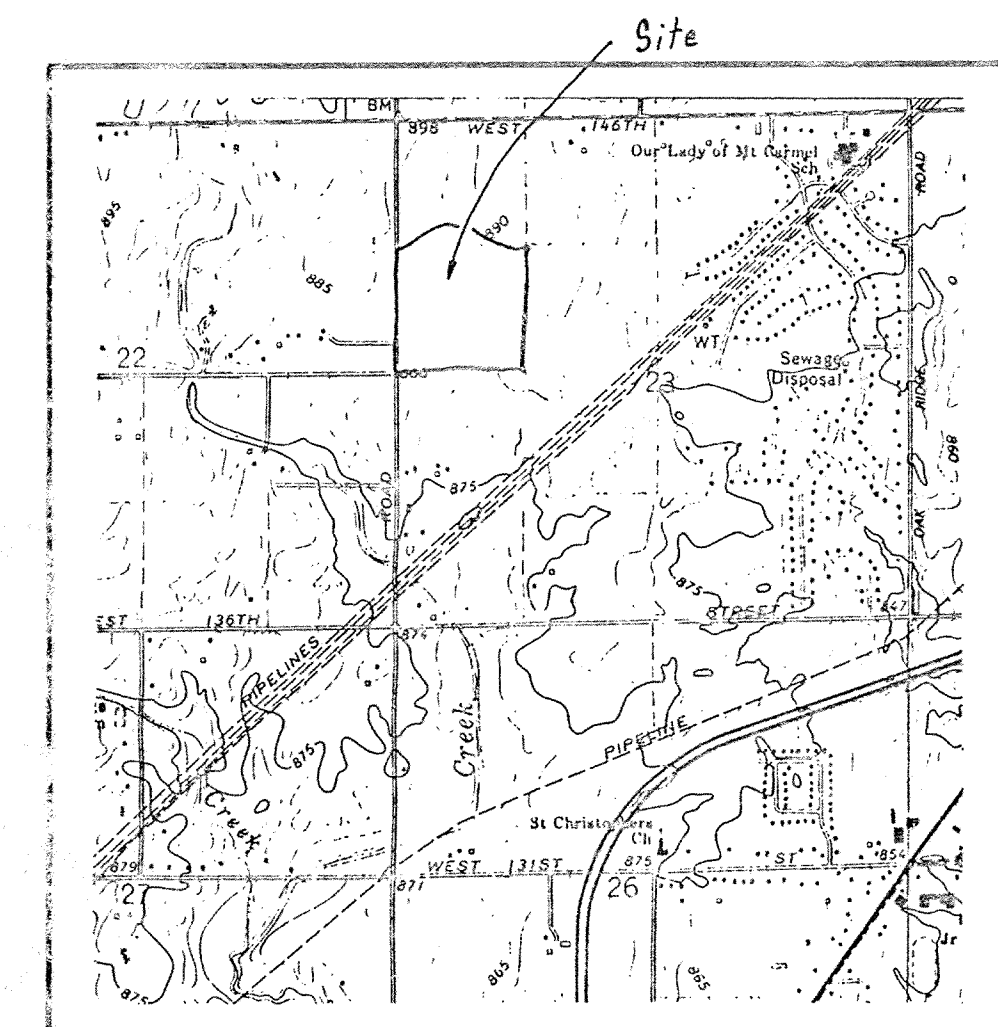
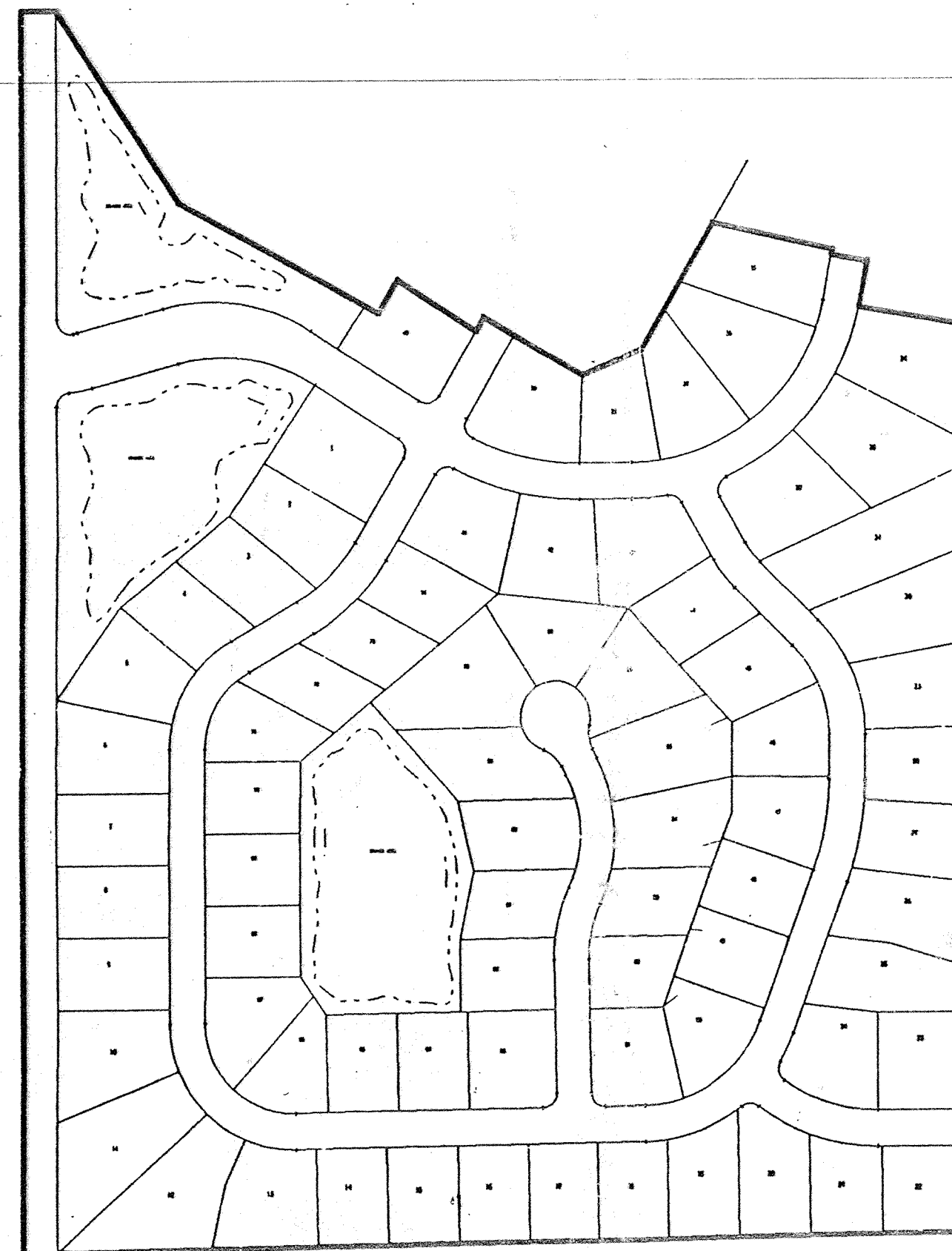
# SITE CONSTRUCTION PLANS FOR SPRINGMILL PONDS SECTION I & II

Storm  
AS-BUILTS

7-19-91  
BEL

SHEET No.	DESCRIPTION
1	TITLE SHEET
2-3	DEVELOPMENT PLANS
4-8	STORM & STREET PLANS & PROFILES
9	OFFSITE DRAINAGE PLAN

SHEET No.	DESCRIPTION
<del>2 and 4</del>	<del>0-15-00 Revise Grades - Relocate Storm Str's 0-12 Delete San Str. 03</del>
<del>5 and 7-0</del>	<del>0-15-00 Rev. Str. Elev., T.C.s and Invs.</del>
<del>6</del>	<del>0-15-00 Rev. Str. Elevs., T.C.s, Invs., Pipe Sizes, and Str. 0-12</del>
<del>10-10, 8-11</del>	<del>0-15-00 Revise T.C.s and Invs.</del>
<del>10</del>	<del>0-15-00 Revise T.C.s, Invs., and Delete Str. # 03</del>
<del>15 &amp; 16</del>	<del>0-15-00 Revise Grades</del>
<del>19</del>	<del>0-15-00 Revise Offsite Storm Sewer Location</del>
<del>3, 4, 5, 16</del>	<del>0-19-00 Add Drainage along Springmill Rd.</del>
<del>22</del>	<del>0-19-00 Add Erection Mats and Mound Seeding along Springmill Rd.</del>
<del>19</del>	<del>0-24-00 Revise Location of Offsite Drainage</del>
<del>3, 10, 17, 18</del>	<del>1-0-23-00 Rev. LHM Station Location - Add Str. 02 &amp; 04 Rev. Structure Data Table</del>
<del>20</del>	<del>1-0-20-00 Add Safety Box Detail</del>



BASE MAP OF VICINITY

PLANS PREPARED FOR  
DART DEVELOPMENT INC.  
350 GRADLE DRIVE  
CARMEL, IN 46032  
(317) 844-4451

ACRES: 41.86  
LOTS: 74  
LOTS/ACRE: 1.77

SHEET 1 OF 229  
JOB No. 114-0384

CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PERMIT ISSUING AGENCIES WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO BEGINNING CONSTRUCTION.

ANY ALTERATIONS TO THESE PLANS NOT AUTHORIZED BY MSE ENGINEERING AND NOT IN ACCORDANCE WITH THE PLANS AND RECORDS ON FILE AT MSE ENGINEERING OFFICES SHALL RELIEVE MSE ENGINEERING OF RESPONSIBILITY FOR OVERALL ACCURACY OF PLANS.

PREPARED BY

**MSE Engineering**

MSE CORPORATION  
501 CONGRESSIONAL BOULEVARD  
SUITE 110  
CARMEL, IN 46032  
317 843-5000  
317 843-5009 FAX

This copy printed from the Hamilton County Surveyor's Office; One Hamilton Co. Square, Ste. 188, Noblesville, In 46060

CERTIFIED THIS 28th DAY OF August 1990

*Dennis M. Neidigh*

DENNIS M. NEIDIGH  
Registered Professional Engineer No. 13325 - Indiana



DRAWING NUMBER  
Springmill Ponds Sec 1+2  
1 of 3 # 210

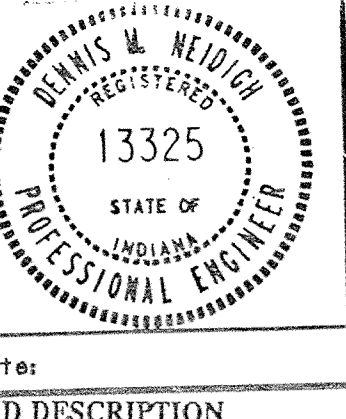
DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL ENGINEER  
PROFESSIONAL SEAL OF STATE OF CALIFORNIA

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL ENGINEER  
PROFESSIONAL SEAL OF STATE OF CALIFORNIA

Revisions and Dates	
9-15-90	Rev. Grades, Delta Str 1, 2, & 3, Relocate Strs. 8-12
9/18/90	Add Drainage along Springmill Rd.
10/23/90	Rev. Lift Station Location Add Str. 50 & 51
10/28/90	Rev. Structure Date Table

Designed by: B.E.H.  
Drawn by: M.A.L.  
Checked by:  
Approved by:



**MSE Engineering**  
MSE Corporation  
501 Congressional Boulevard  
Suite 110  
Carmel, IN 46032  
317 843-5080  
317 843-5089 FAX

Site DEVELOPMENT PLAN  
**SPRINGMILL PONDS**  
SECTIONS I &  
Scale: 1" = 50' Job No. 114-0384 Sheet

SPRINGMILL PONDS SECTION I  
CURVE DATA

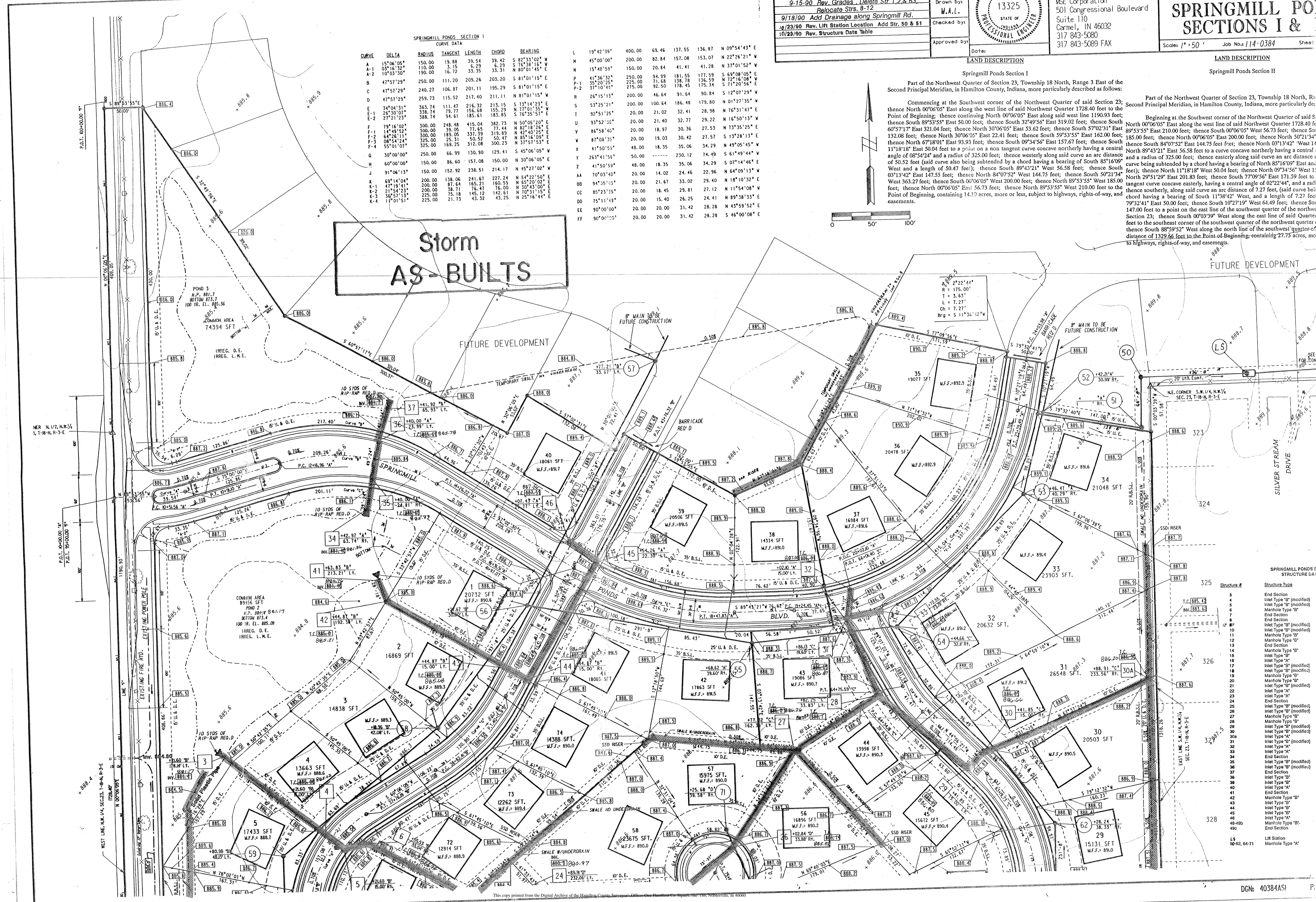
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
A	15°06'05"	150.00	19.88	39.54	39.42	S 82°33'02" W
A-1	03°16'32"	110.00	3.15	6.29	6.29	S 76°38'16" W
A-2	10°03'30"	190.00	16.72	33.35	33.31	N 80°01'45" E
B	47°57'29"	250.00	111.20	209.26	203.20	S 81°01'15" E
C	47°57'29"	240.27	106.87	201.11	195.29	S 81°01'15" E
D	47°57'29"	259.73	115.52	217.40	211.11	N 81°01'15" W
E	34°04'31"	363.74	111.47	216.32	213.15	S 73°14'23" E
E-1	26°30'07"	338.74	75.17	156.58	155.29	N 77°01'35" W
E-2	27°21'23"	388.74	94.61	185.61	183.85	S 76°35'51" E
F	79°16'02"	300.00	248.48	415.04	382.73	N 50°05'20" E
F-1	14°49'52"	300.00	39.05	77.65	77.44	N 82°18'26" E
F-2	64°26'11"	300.00	185.05	337.39	319.89	N 45°40'25" E
F-3	08°54'24"	325.00	23.31	50.52	50.47	N 85°16'09" E
F-4	55°01'07"	325.00	169.25	312.08	300.23	N 37°57'53" E
G	30°00'00"	250.00	66.99	130.90	129.41	S 45°06'05" W
H	60°00'00"	150.00	86.60	157.08	150.00	N 30°06'05" E
J	91°06'13"	150.00	152.92	238.51	214.17	N 45°27'02" W
K	69°14'04"	200.00	138.06	241.67	227.24	N 54°22'50" E
K-1	47°19'41"	200.00	87.64	165.21	160.55	N 55°20'02" E
K-2	21°54'23"	200.00	38.71	76.47	76.00	N 30°43'00" E
K-3	36°57'13"	225.00	75.18	145.12	142.51	N 10°11'15" E
K-4	17°01'51"	225.00	21.13	43.32	43.25	N 25°16'44" E
L	19°42'09"	400.00	69.46	137.55	136.87	N 09°54'43" E
M	45°00'00"	200.00	82.84	157.08	153.07	N 22°26'21" W
N	15°48'59"	150.00	20.84	41.41	41.28	N 37°01'52" W
P	41°36'32"	250.00	94.99	181.55	177.59	S 69°08'05" E
P-1	35°20'25"	275.00	71.68	138.78	136.59	N 72°16'08" W
P-2	37°10'49"	275.00	92.50	178.45	175.34	S 71°20'56" E
R	26°15'13"	200.00	46.64	91.64	90.84	S 12°07'29" W
S	53°25'21"	200.00	100.64	186.48	179.80	N 01°27'35" W
T	92°51'25"	20.00	21.02	32.41	28.98	N 76°31'47" E
U	93°52'35"	20.00	21.40	32.77	29.22	N 16°50'13" W
V	86°58'40"	20.00	18.97	30.36	27.53	N 73°35'25" E
W	87°08'35"	20.00	19.03	30.42	27.57	S 13°28'13" E
X	41°50'59"	48.00	18.35	35.06	34.29	N 49°05'45" W
Y	263°41'59"	50.00	-----	230.12	74.49	S 61°49'44" W
Z	41°50'59"	48.00	18.35	35.06	34.29	S 07°14'46" E
AA	70°03'40"	20.00	14.02	24.46	22.96	N 64°09'13" W
BB	94°35'49"	20.00	21.67	33.02	29.40	N 18°10'32" E
CC	85°23'35"	20.00	18.45	29.81	27.12	N 11°54'08" W
DD	75°11'49"	20.00	15.40	26.25	24.41	N 89°38'33" E
EE	90°00'00"	20.00	20.00	31.42	28.28	N 43°59'52" E
FF	90°00'00"	20.00	20.00	31.42	28.28	S 46°00'08" E

LAND DESCRIPTION  
Springmill Ponds Section I  
Part of the Northwest Quarter of Section 23, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 23; thence North 00°06'05" East along the west line of said Northwest Quarter 1728.40 feet to the Point of Beginning; thence continuing North 00°06'05" East along said west line 1190.93 feet; thence South 89°53'55" East 50.00 feet; thence South 32°49'56" East 319.02 feet; thence South 60°57'17" East 321.04 feet; thence North 30°06'05" East 53.62 feet; thence South 57°02'31" East 132.08 feet; thence North 30°06'05" East 22.41 feet; thence South 59°53'55" East 162.00 feet; thence North 67°18'01" East 93.93 feet; thence South 09°34'25" East 157.67 feet; thence South 11°18'18" East 50.04 feet to a point on a non tangent curve concave northerly having a central angle of 08°54'24" and a radius of 325.00 feet; thence westerly along said curve an arc distance of 50.52 feet (said curve also being subtended by a chord having a bearing of South 85°16'09" West and a length of 50.47 feet); thence South 89°43'21" West 56.58 feet; thence South 03°13'42" East 147.55 feet; thence North 84°07'52" West 144.75 feet; thence South 50°21'34" West 363.27 feet; thence South 00°06'05" West 200.00 feet; thence North 89°53'55" West 185.00 feet; thence North 00°06'05" East 56.73 feet; thence North 89°53'55" West 210.00 feet to the Point of Beginning, containing 14.19 acres, more or less, subject to highways, rights-of-way, and easements.

Part of the Northwest Quarter of Section 23, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 23; thence North 00°06'05" East along the west line of said Northwest Quarter 1728.40 feet to the Point of Beginning; thence continuing North 00°06'05" East along said west line 1190.93 feet; thence South 89°53'55" East 50.00 feet; thence South 32°49'56" East 319.02 feet; thence South 60°57'17" East 321.04 feet; thence North 30°06'05" East 53.62 feet; thence South 57°02'31" East 132.08 feet; thence North 30°06'05" East 22.41 feet; thence South 59°53'55" East 162.00 feet; thence North 67°18'01" East 93.93 feet; thence South 09°34'25" East 157.67 feet; thence South 11°18'18" East 50.04 feet to a point on a non tangent curve concave northerly having a central angle of 08°54'24" and a radius of 325.00 feet; thence westerly along said curve an arc distance of 50.52 feet (said curve also being subtended by a chord having a bearing of South 85°16'09" West and a length of 50.47 feet); thence South 89°43'21" West 56.58 feet; thence South 03°13'42" East 147.55 feet; thence North 84°07'52" West 144.75 feet; thence South 50°21'34" West 363.27 feet; thence South 00°06'05" West 200.00 feet; thence North 89°53'55" West 185.00 feet; thence North 00°06'05" East 56.73 feet; thence North 89°53'55" West 210.00 feet to the Point of Beginning, containing 14.19 acres, more or less, subject to highways, rights-of-way, and easements.

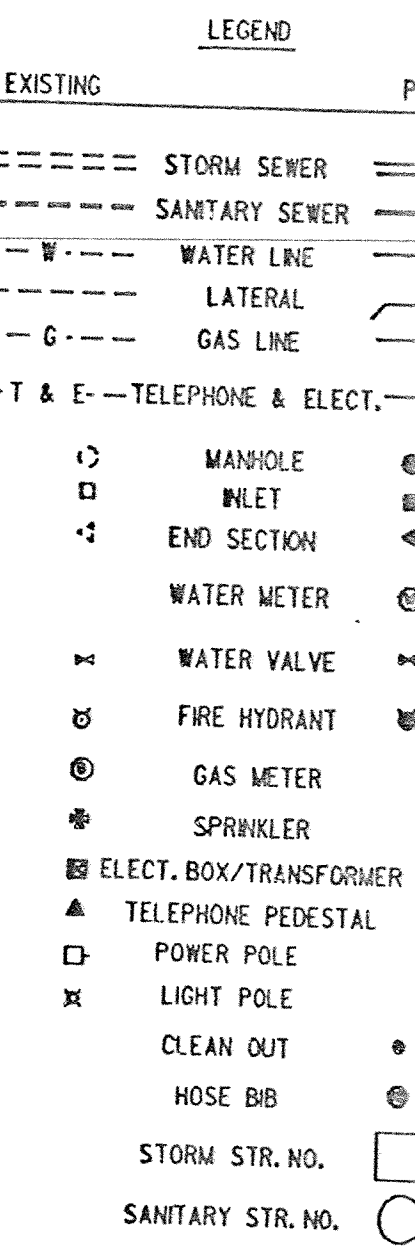
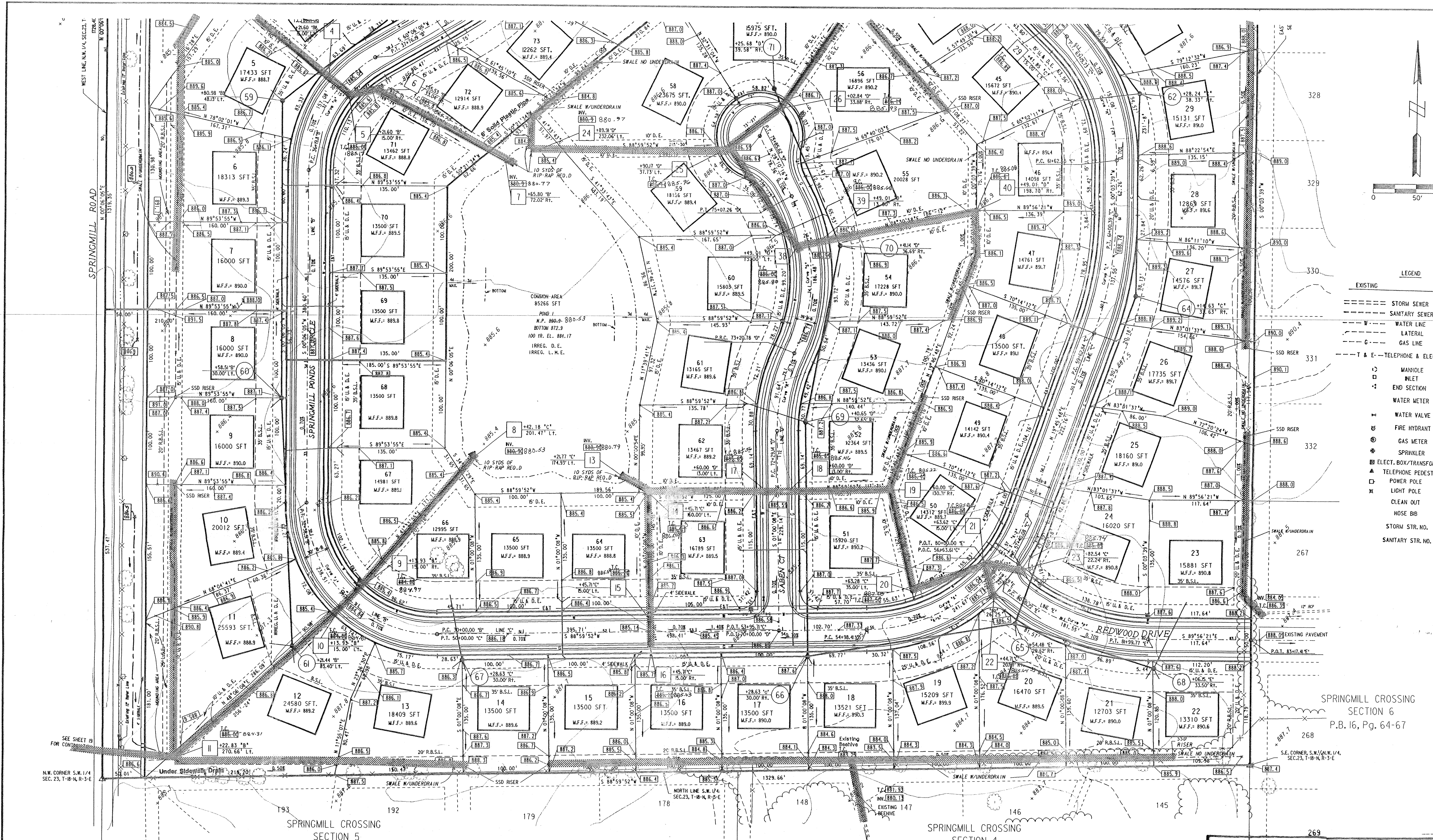


DRAWING NUMBER  
Springmill Ponds Sec 1+2  
2 of 3 #240  
PLANNED DEVELOPMENT - IRVINE, CALIFORNIA  
RECORDED BY NUMBER 0049  
FOR THE YEAR OF 1989

DRAWING NUMBER  
PLANNED DEVELOPMENT - IRVINE, CALIFORNIA  
RECORDED BY NUMBER 0049  
FOR THE YEAR OF 1989

DRAWING NUMBER  
PLANNED DEVELOPMENT - IRVINE, CALIFORNIA  
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DRAWING NUMBER  
PLANNED DEVELOPMENT - IRVINE, CALIFORNIA  
RECORDED BY NUMBER 0049  
FOR THE YEAR OF 1989



UTILITY SINGLE FAMILY

- GENERAL NOTES:
- Roadway shall be constructed with continuous 4" perforated underdrain as per Hamilton County specifications (to be placed on both sides of roadway).
  - Structures along curb line are installed to the middle of the structure and offset to the back of curb, all other structures are stationed and offset to the middle of the structure.
  - All lots are to be served by a minimum 6" sanitary lateral. Laterals shall be installed at a minimum slope of 1%. Laterals shall extend a minimum of 3' beyond the easement line along the front of the lot.
  - Do not scale from these plans for survey field locations. Refer to the master coordinate sheet for the most recent location and coordinates.
  - All points of connection of proposed sanitary and storm sewers to existing systems must be verified from a known benchmark vertically and horizontally before start of construction. Any conflict with the plans must be reported immediately.
  - All known utility locations shown are approximate. It is the contractor's responsibility to contact all affected utilities and the local utilities protection service prior to excavation.
  - The contractor shall verify the existence and location of all existing sanitary lot laterals, as indicated, with the Hamilton Western Utilities, Inc. It shall be the contractor's responsibility that all lots are served by a minimum 6" lateral.

RITE PLAN SINGLE FAMILY

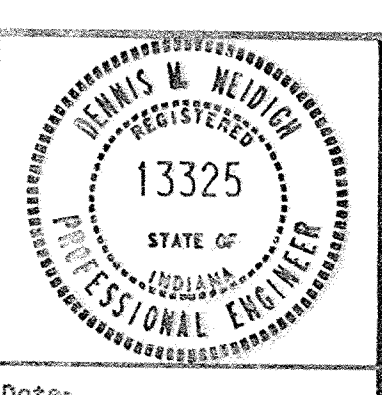
- GENERAL NOTES:
- Curb returns at all roadway intersections to have a radius of 20', measured to the back of curb unless otherwise noted.
  - See Detail Sheet for roadway cross section and pavement section.
  - For intersection and cut-de-sac details see Sheet 15 and 16.
  - See Utility Plan for roadway stalling.
  - For Grading Plan, see Sheets 3 and 4.
  - For Utility Plan, see Sheets 3 and 4.
  - See Detail Sheet(s) for typical construction details.
  - All dimensions are to back of curb, unless otherwise noted.
  - Do not scale from these plans for survey field locations. Refer to the master coordinate sheet for the most recent location and coordinates.
  - Ends of all curbs to be chamfered.
  - Right-of-way acquisition required for construction of passing blazar along west side of Springmill Road.

GRADING SINGLE FAMILY

- GENERAL NOTES:
- Excuse dirt to stockpiled in areas as designated by the developer.
  - Underdrains should be constructed within all swales and ditches, with slopes less than 1% to alleviate drainage concerns.
  - Do not scale from these plans for survey field locations. Refer to the master coordinate sheet for the most recent locations and coordinates.
  - Check benchmark with existing grades and existing topography before beginning construction. Any discrepancies must be reported to the engineer immediately.
  - Before any earthwork is performed, the contractor is responsible for locating all existing utilities within, or bordering, the project.
  - For street profiles, see Sheets 5 through 10.
  - See Sheets 15 and 16 for entrance, intersections and cut-de-sac details.
  - A preconstruction meeting should be conducted to establish construction limits to maintain the integrity of the project throughout the construction phases.

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Revisions and Dates	Designed by
9-15-90 Rev. Grades, Delete Strs. 1, 2, & 63	D.E.H.
Relocate Strs. 8-12	Drawn by
9/18/90 Add Drainage along Springmill Rd.	M.A.L.
	Checked by
	Approved by
	Date



**MSE Engineering**  
MSE Corporation  
501 Congressional Boulevard  
Suite 110  
Carmel, IN 46032  
317 843-5080  
317 843-5089 FAX

Title:  
**SITE DEVELOPMENT PL.**  
**SPRINGMILL POND**  
**SECTIONS I & II**  
Scale: 1" = 50' Job No: 114-0384 Sheet No:

# Storm AS-BUILTS

SPRINGMILL CROSSING SECTION 6  
P.B. 16, Pg. 64-67

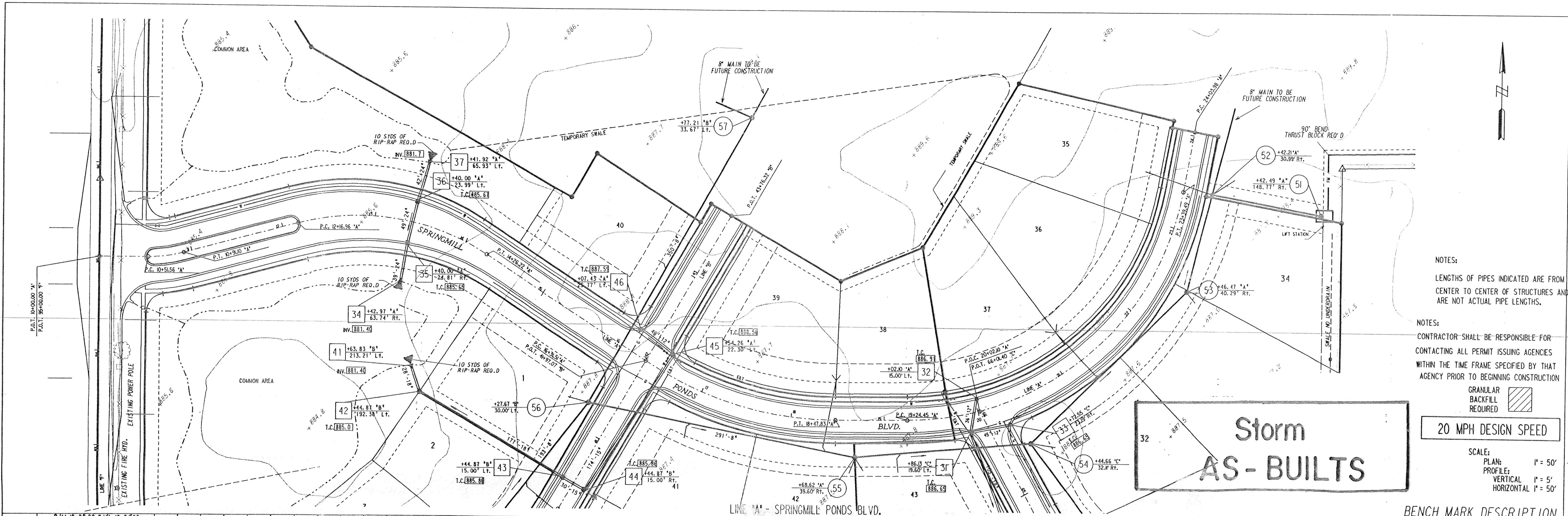
SPRINGMILL CROSSING SECTION 5  
P.B. 15, Pg. 20-23

SPRINGMILL CROSSING SECTION 4  
P.B. 15, Pg. 24-27

269

DATE	
BY	
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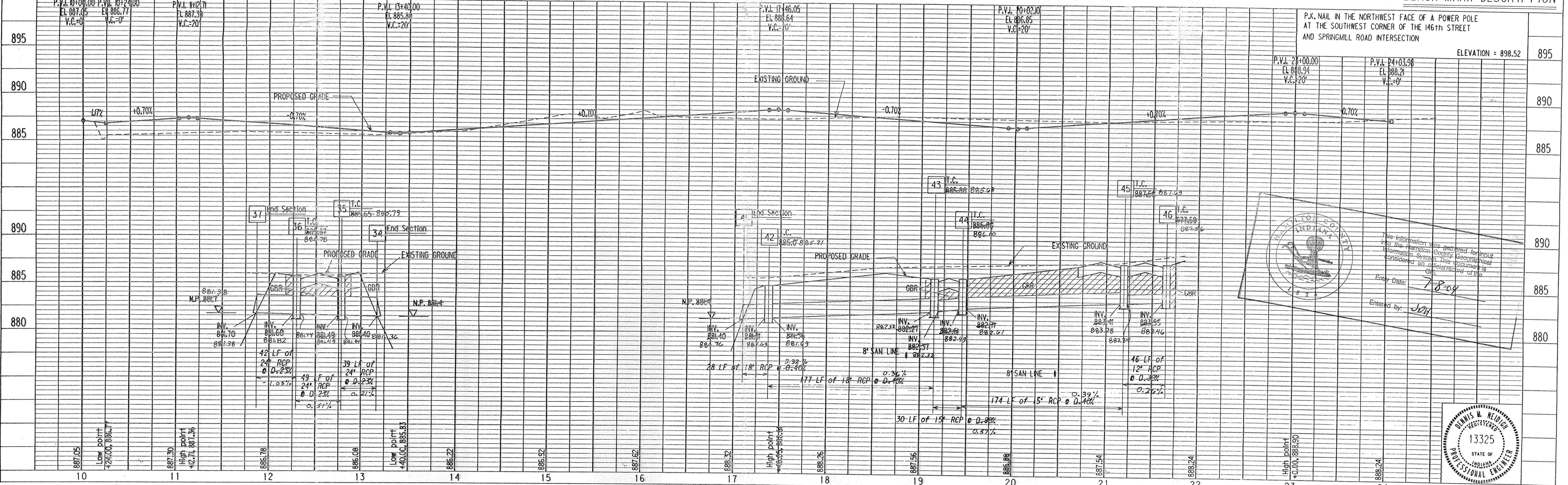
NOTES:  
 LENGTHS OF PIPES INDICATED ARE FROM CENTER TO CENTER OF STRUCTURES AND ARE NOT ACTUAL PIPE LENGTHS.

NOTES:  
 CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PERMIT ISSUING AGENCIES WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO BEGINNING CONSTRUCTION

GRANULAR BACKFILL REQUIRED

20 MPH DESIGN SPEED

SCALE:  
 PLAN: 1" = 50'  
 PROFILE: 1" = 5'  
 HORIZONTAL: 1" = 50'

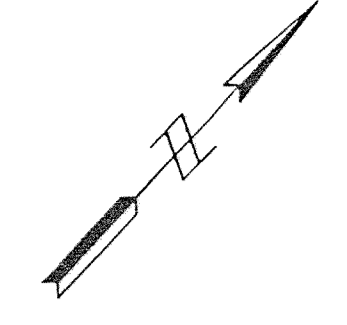


9-15-90 Revise all grades on Storm, Sanitary, & Streets

MSE Engineering

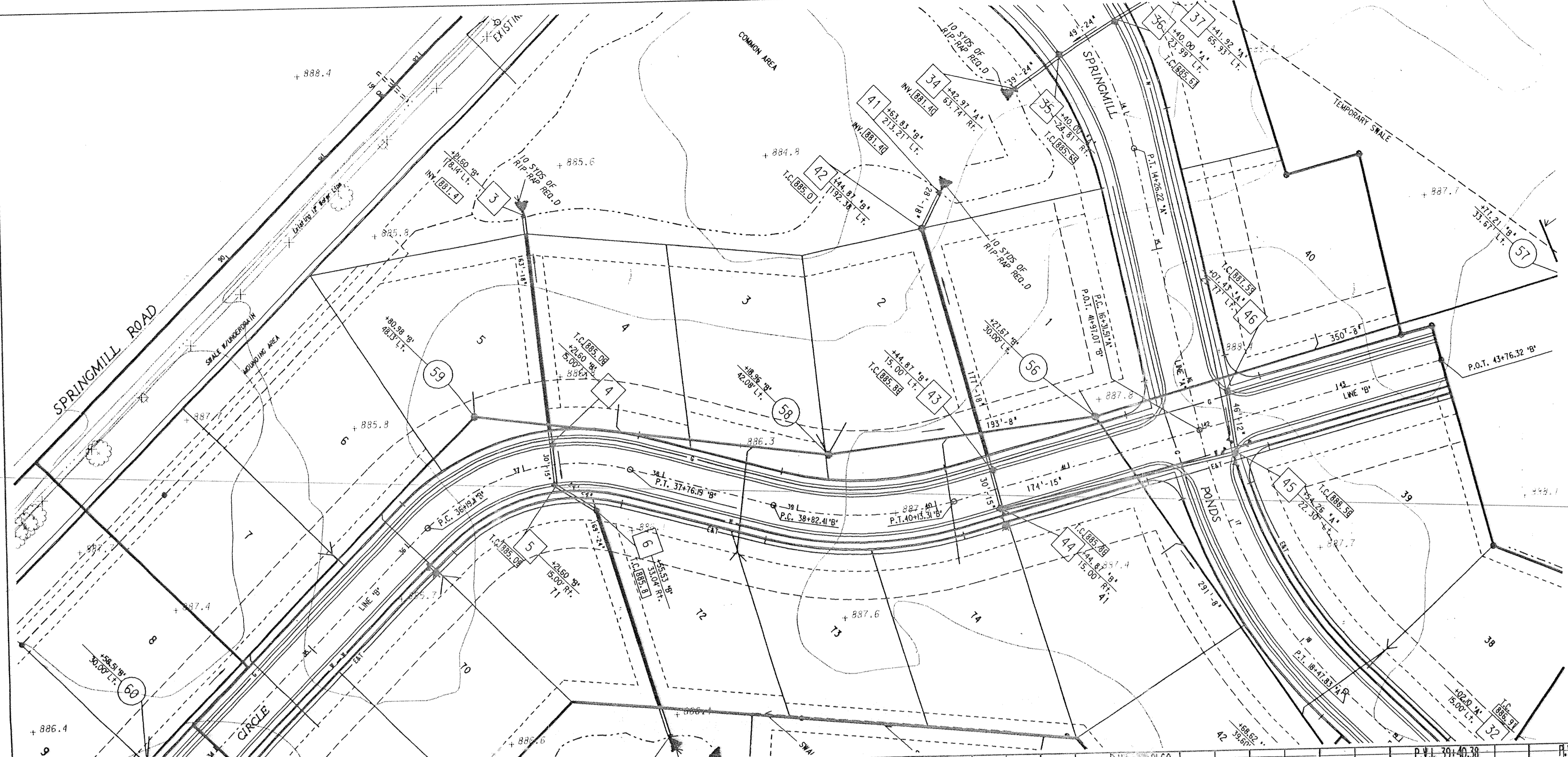
PROJECT NO.	LINE NO.	SHEET NO.	TOTAL SHEETS	DGN	PDF
44-0384	A	4	29	40384A1	40384A11

STREET AND STORM SEWER PLAN & PROFILES



DATE	
BY	
PLAN	SURVEYED
	PLOTTED
	ALIGNED
	CHECKED
	NOTE BOOK
	NO. 10

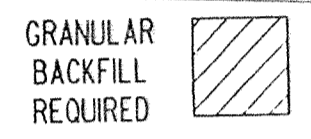
DATE	
BY	
PROFILE	SURVEYED
	PLOTTED
	GRADES CHECKED
	NOTE BOOK
	NO. 10



# Storm AS-BUILTS

NOTES:  
LENGTHS OF PIPES INDICATED ARE FROM CENTER TO CENTER OF STRUCTURES AND ARE NOT ACTUAL PIPE LENGTHS.

NOTES:  
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PERMIT ISSUING AGENCIES WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO BEGINNING CONSTRUCTION



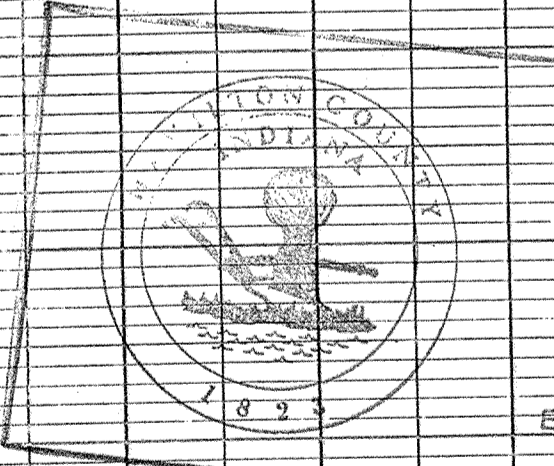
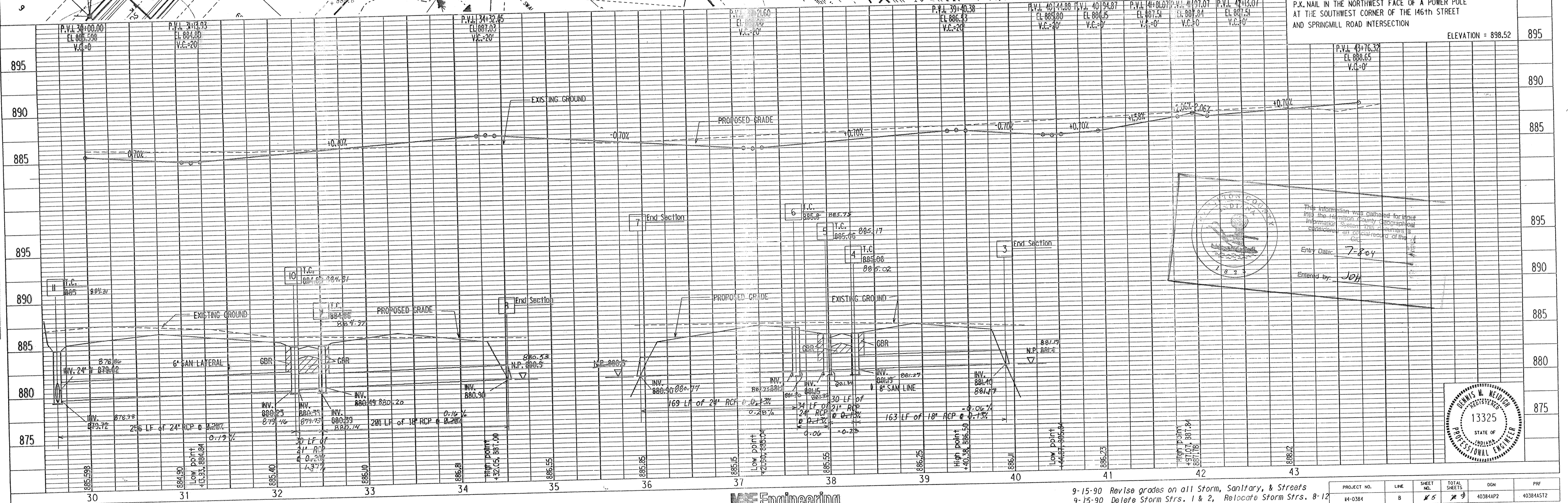
20 MPH DESIGN SPEED

SCALE:  
PLAN: 1" = 50'  
PROFILE: 1" = 5'  
VERTICAL: 1" = 5'  
HORIZONTAL: 1" = 50'

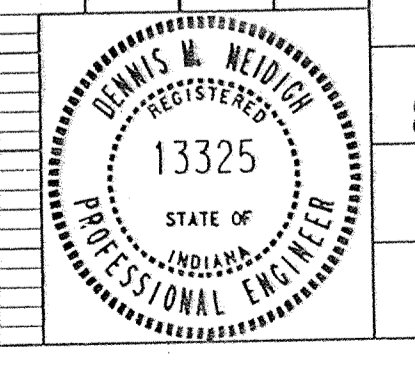
### BENCH MARK DESCRIPTION

P.K. NAIL IN THE NORTHWEST FACE OF A POWER POLE AT THE SOUTHWEST CORNER OF THE 146TH STREET AND SPRINGMILL ROAD INTERSECTION

ELEVATION = 898.52



This information was gathered for your information only. It is not a guarantee of accuracy. Entry Date: 7-8-04 Entered by: JSH



MSE Engineering

9-15-90 Revise grades on all Storm, Sanitary, & Streets  
9-15-90 Delete Storm Strs. 1 & 2, Relocate Storm Strs. 8-12

PROJECT NO.	LINE	SHEET NO.	TOTAL SHEETS	DGN	PRF
44-0384	8	25	29	40384A2	40384A52

STREET AND STORM SEWER  
PLAN & PROFILES