

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

February 3, 2021

To: Hamilton County Drainage Board

Re: Springs of Cambridge Drain, Sec. 12 Arm

Attached is a petition filed by The Marina I, L.P., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springs of Cambridge, Sec. 12 Arm to be located in Fishers, Fall Creek 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. As per the plans by Cripe, Project No. 990460-30100, stamped approved January 21, 2021, the drain will consist of the following:

12" RCP	207 ft.
15" RCP	728 ft.
18" RCP	567 ft.
21" RCP	793 ft.
24" RCP	653 ft.
6" SSD	9,383 ft.

The total length of the drain will be 12,331 feet.

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

The sub-surface drains within the street right-of-way are being included which is consistent with previous sections of Springs of Cambridge. As such there will not be street trees within the right-of-way but will be located behind the sidewalk on the individual lots as shown on the landscape plans (Sheets

L101 – L105). This complies with the Hamilton County Drainage Board's discussion of July 19, 2018 regarding street trees. (See Hamilton County Drainage Board Minutes Book 18, pages 204 to 206).

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 \$65.00 per platted lot, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain for Section 12 will be \$3,780.50.

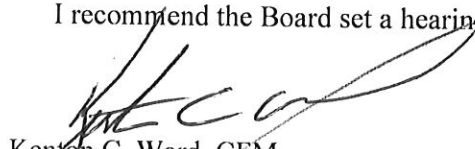
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of Letter of Credit from the developer are as follows:

Agent: The National Bank of Indianapolis
Date: December 3, 2020
Number: 430000003
For: Storm Sewers and Monumentation
Amount: \$584,367.00
HCDB-2021-00001

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 will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for the Springs of Cambridge, Sec. 12 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for March 22, 2021.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/stc

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

NOV 20 2020

OFFICE OF HAMILTON COUNTY SURVEYOR

TO: HAMILTON COUNTY DRAINAGE BOARD

% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of _____ Springs of Cambridge _____ Subdivision, Section
12 - Springs of Cambridge _____ 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 _____ Springs of Cambridge - Section 12 _____, 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

Allen Rosenberg
Signed

Allen Rosenberg
Printed Name

11/16/2020
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

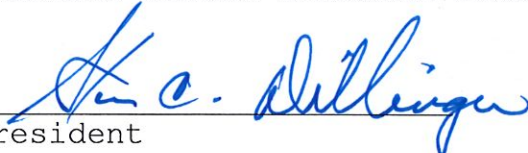
CONCERNING THE MAINTENANCE OF THE

Springs of Cambridge Drain, Section 12 Arm

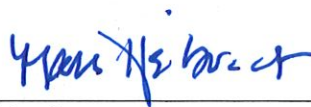
On this **22nd day of March, 2021**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Springs of Cambridge Drain, Section 12 Arm**.

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: 
Executive Secretary

FILED

NOV 09 2020

Project: The Springs of Cambridge - Section 12

OFFICE OF HAMILTON COUNTY SURVEYOR



Prepared For: Hamilton County Surveyors Office

Description Estimate of Probable Cost for Storm Sewer and Monumentation and Markers

Date: 11/5/2020

POST CONSTRUCTION BMP					
1	6" Subsurface Drain	10035	LF	\$11.50	\$115,402.50
2	12" RCP	207	LF	\$50.00	\$10,350.00
3	15" RCP	728	LF	\$55.00	\$40,040.00
4	18" RCP	567	LF	\$60.00	\$34,020.00
5	21" RCP	594	LF	\$65.00	\$38,610.00
6	24" RCP	634	LF	\$75.00	\$47,550.00
7	Water Quality Structures	6	EA	\$7,500.00	\$45,000.00
8	48" Manhole	7	EA	\$4,500.00	\$31,500.00
9	60" Manhole	4	EA	\$5,500.00	\$22,000.00
10	72" Manhole	1	EA	\$6,500.00	\$6,500.00
11	Inlets	23	EA	\$2,750.00	\$63,250.00
12	15" Concrete End Section	1	EA	\$1,250.00	\$1,250.00
13	18" Concrete End Section	1	EA	\$1,750.00	\$1,750.00
14	21" Concrete End Section	1	EA	\$2,250.00	\$2,250.00
15	24" Concrete End Section	3	EA	\$2,500.00	\$7,500.00
16	Outlet Protection	6	EA	\$2,500.00	\$15,000.00
17	Monumentation and Markers	1	LS	\$5,000.00	\$5,000.00
TOTAL ESTIMATED COST					\$486,972.50

BOND AMOUNT	120% OF ESTIMATED COST	\$584,367.00
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FILED

JAN 12 2021

OFFICE OF HAMILTON COUNTY SURVEYOR

Project: The Springs of Cambridge - Section 12

Prepared For: Hamilton County Surveyors Office

Description Estimate of Probable Cost for Storm Sewer and
Monumentation and Markers

Date: 11/5/2020



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TOTAL ESTIMATED COST					\$486,972.50

BOND AMOUNT	120% OF ESTIMATED COST	\$584,367.00
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THE NATIONAL
BANK OF INDIANAPOLIS
Corporate Banking

Date: January 13, 2021

FIRST AMENDMENT TO IRREVOCABLE LETTER OF CREDIT

430000003

APPLICANT:

The Marina I L.P.
11695 Fall Creek Road
Indianapolis, IN 46256

BENEFICIARY:

Hamilton County Board of Commissioners
One Hamilton County Square
Noblesville, IN 46060

AMOUNT:

Five Hundred Eighty-four Thousand Three Hundred Sixty-Seven and no/100 Dollars (\$584,367.00)

The above-mentioned credit is amended as follows:

Addition of the following: The name of the project is Springs of Cambridge, Sec. 12 and to cover storm sewers and monumentation.

If you do not agree with this amendment, please notify us immediately.

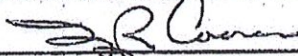
This amendment is to be considered as part of the above Letter of Credit and must be attached thereto.

All other terms and conditions shall remain unchanged.

Very truly yours,

THE NATIONAL BANK OF INDIANAPOLIS

By:

 V.P.
Douglas R. Cowen, VP Corporate Banking

1-4CDB-2021-00001

COPY

Spirings of Cambridge, Sec. 12

IRREVOCABLE LETTER OF CREDIT

Borrower: The Marina I.L.P.
11695 Fall Creek Road
Indianapolis, IN 46256

Lender: The National Bank of Indianapolis
Corporate Banking
107 N. Pennsylvania St.
Indianapolis, IN 46204

Beneficiary: Hamilton County Board of Commissioners
One Hamilton County Square
Noblesville, IN 46060

NO.: 430000003

EXPIRATION DATE. This letter of credit shall expire upon the earlier of the close of business on 12-03-2021 and all drafts and accompanying statements or documents must be presented to Lender on or before that time, or the day that Lender honors a draw under which the full amount of this Letter of Credit has been drawn (the "Expiration Date").

AMOUNT OF CREDIT. Lender hereby establishes at the request and for the account of Borrower, an Irrevocable Letter of Credit in favor of Beneficiary for a sum of Five Hundred Eighty-four Thousand Three Hundred Sixty-seven & 00/100 Dollars (\$584,367.00) (the "Letter of Credit"). These funds shall be made available to Beneficiary upon Lender's receipt from Beneficiary of sight drafts drawn on Lender at Lender's address indicated above (or other such address that Lender may provide Beneficiary in writing) during regular business hours and accompanied by the signed written statements or documents indicated below.

WARNING TO BENEFICIARY: PLEASE EXAMINE THIS LETTER OF CREDIT AT ONCE. IF YOU FEEL UNABLE TO MEET ANY OF ITS REQUIREMENTS, EITHER SINGLY OR TOGETHER, YOU SHOULD CONTACT BORROWER IMMEDIATELY TO SEE IF THE LETTER OF CREDIT CAN BE AMENDED. OTHERWISE, YOU WILL RISK LOSING PAYMENT UNDER THIS LETTER OF CREDIT FOR FAILURE TO COMPLY STRICTLY WITH ITS TERMS AS WRITTEN.

DRAFT TERMS AND CONDITIONS. Lender shall honor drafts submitted by Beneficiary under the following terms and conditions:

Upon Lender's honor of such drafts, Lender shall be fully discharged of Lender's obligations under this Letter of Credit and shall not be obligated to make any further payments under this Letter of Credit once the full amount of credit available under this Letter of Credit has been drawn.

Beneficiary shall have no recourse against Lender for any amount paid under this Letter of Credit once Lender has honored any draft or other document which complies strictly with this Letter of Credit, and which on its face appears otherwise in order but which is signed, issued, or presented by a party or under the name of a party purporting to act for Beneficiary, purporting to claim through Beneficiary, or posing as Beneficiary without Beneficiary's authorization. By paying an amount demanded in accordance with this Letter of Credit, Lender makes no representation as to the correctness of the amount demanded and Lender shall not be liable to Beneficiary, or any other person, for any amount paid or disbursed for any reason whatsoever, including, without limitation, any nonapplication or misapplication by Beneficiary of the proceeds of such payment. By presenting upon Lender or a confirming bank, Beneficiary certifies that Beneficiary has not and will not present upon the other, unless and until Beneficiary meets with dishonor. Beneficiary promises to return to Lender any funds received by Beneficiary in excess of the Letter of Credit's maximum drawing amount.

USE RESTRICTIONS. All drafts must be marked "DRAWN UNDER The National Bank of Indianapolis IRREVOCABLE LETTER OF CREDIT NO. 430000003 DATED 12-03-2020," and the amount of each draft shall be marked on the draft. Only Beneficiary or Beneficiary's transferee may complete a draft and accompanying statements or documents required by this Letter of Credit and make a draw under this Letter of Credit. This original Letter of Credit must accompany any draft drawn hereunder.

Partial draws are permitted under this Letter of Credit. Lender's honor of a partial draw shall correspondingly reduce the amount of credit available under this Letter of Credit. Following a partial draw, Lender shall return this original Letter of Credit to Beneficiary with the partial draw noted hereon; in the alternative, and in its sole discretion, Lender may issue a substitute Letter of Credit to Beneficiary in the amount shown above, less any partial draw(s).

PERMITTED TRANSFEREES. This Letter of Credit may be transferred by Beneficiary upon prior written notice to Lender of the transfer. The transferee shall be deemed the new Beneficiary of this Letter of Credit and the documents of the transferee, including drafts required under this Letter of Credit, will be processed by Lender (or any intermediary) without the original Beneficiary's intervention and without any further obligation of Lender to the original Beneficiary.

TRANSFEREES REQUIRED DOCUMENTS. When the presenter is a permitted transferee under the "Permitted Transferees" paragraph above (the "Permitted Transferee"), the documents required for a draw shall include all documents required elsewhere in this Letter of Credit, except that such documents may be in the name of and executed by either the original Beneficiary or the presenter permitted by the "Permitted Transferees" paragraph above.

COMPLIANCE BURDEN. Lender is not responsible for any impossibility or other difficulty in achieving strict compliance with the requirements of this Letter of Credit precisely as written. Beneficiary understands and acknowledges: (i) that unless and until the present wording of this Letter of Credit is amended with Lender's prior written consent, the burden of complying strictly with such wording remains solely upon Beneficiary, and (ii) that Lender is relying upon the lack of such amendment as constituting Beneficiary's initial and continued approval of such wording.

NON-SEVERABILITY. If any aspect of this Letter of Credit is ever declared unenforceable for any reason by any court or governmental body having jurisdiction, Lender's entire engagement under this Letter of Credit shall be deemed null and void ab initio, and both Lender and Beneficiary shall be restored to the position each would have occupied with all rights available as though this Letter of Credit had never occurred. This non-severability provision shall override all other provisions in this Letter of Credit, no matter where such provision appears within this Letter of Credit.

GOVERNING LAW. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Indiana without regard to its conflicts of law provisions, and except to the extent such laws are inconsistent with the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600. This Agreement has been accepted by Lender in the State of Indiana.

EXPIRATION. Lender hereby agrees with Beneficiary that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored if presented to Lender on or before the Expiration Date unless otherwise provided for above.

ADDITIONAL TERMS. The expiration date of this Irrevocable Letter of Credit shall be automatically extended without written amendment for additional one (1) year periods unless thirty (30) days prior to any such expiration date, Lender shall give written notice to Beneficiary by certified mail or courier, at the address set forth above or at such other amended address as may be provided to Lender in writing prior to such notice, that we elect not to renew this Irrevocable Letter of Credit for any such additional period, provided that under no circumstances shall this Irrevocable Letter of Credit be automatically extended without amendment for any period extending beyond the date this is eight (8) years after the Date listed above.



THE NATIONAL
BANK OF INDIANAPOLIS

HCDB - 2021-00001

IRREVOCABLE LETTER OF CREDIT
(Continued)


Loan No: 630000040

Page 2

Dated: December 3, 2020

LENDER:

THE NATIONAL BANK OF INDIANAPOLIS

By: 
Douglas R Cowen, VP Corporate Banking

ENDORSEMENT OF DRAFTS DRAWN:

Date	Negotiated By	Amount In Words	Amount In Figures
<hr/>			

LaserPro, Ver. 20.3.10.002 Copr. Finastre USA Corporation 1997, 2020. All Rights Reserved. - IN C:\HFSApps\ICFILPLIC43LOC.FC TR-19303 PR-1

FILE COPY - Erosion Control
(Constr.) - FISHERS

SITE IMPROVEMENT PERFORMANCE BOND

Bond No: 41386914

KNOW ALL MEN BY THESE PRESENTS That we,

Marina I, LP

located at 11695 Fall Creek Rd., Indianapolis, Indiana 46256

as Principal and Platte River Insurance Company, authorized to do business in

the State of Indiana, as Surety, are held and firmly bound unto the City of Fishers

1 Municipal Dr., Fishers, IN 46038, as Oblige, in the full and just sum of Ninety Three Thousand Seven Hundred Fifty

Dollars and no/100 (\$ 93,750.00) lawful money of the United States of

America, to be paid to said Oblige, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has received or is about to receive a site plan approval from the Oblige for site improvements only at a project and site improvements described as The Springs of Cambridge - Section 12

Post Construction Best Management Practice - (1) Stormwater Quality Unit (Sumped Str w/snout and turbo plat system) (2) Permanent Seeding with

Mulch or Erosion Blanket

With certain related bondable site improvements; the satisfactory completion of which is required to be guaranteed as a condition of the approval.

WHEREAS, the bond is subject to the following conditions:

- No party other than the Oblige shall have rights hereunder against the Surety.
- The aggregate liability of the Surety shall not exceed the above stated bond amount for any cause or reason whatsoever.

NOW, THEREFORE, the condition of this obligation is such that, if said Principal shall complete the improvements as agreed to in the Site Improvement Plan then this obligation shall be null and void, otherwise to remain in full force and effect.

This bond shall become effective on December 7, 2020 and shall remain in force until released by the Oblige.

Signed sealed and dated this 7th day of December, 2020.

Principal: Marina I, LP

BY:

Alice A. Kozal-Berid, President

Printed name and title

Surety: Platte River Insurance Company

BY:

Marsha J. Dawson

Power of Attorney must be attached to the bond to be valid

PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY

41386914

KNOW ALL MEN BY THESE PRESENTS, That the PLATTE RIVER INSURANCE COMPANY, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

MARSHA J DAWSON; GAIL A PRICE; GERALD F O'CONNOR; CONNIE J MESSER; AMY LEWELLYN;
JESSICA K CALLAHAN; KASEY LIPPS; ELAINE K MILLER; THOMAS J MCGOVERN; JAMES R HUNTER

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED \$20,000,000

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PLATTE RIVER INSURANCE COMPANY at a meeting duly called and held on the 8th day of January, 2002.

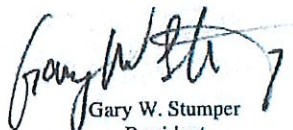
"RESOLVED, that the President, and Vice-President, the Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, one or more vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of the company; the signature of such officers and the seal of the Corporation may be affixed to such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Corporation in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.


IN WITNESS WHEREOF, the PLATTE RIVER INSURANCE COMPANY has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 27th day of July, 2015.

Attest:


Gary W. Stumper
President
Surety & Fidelity Operations



PLATTE RIVER INSURANCE COMPANY

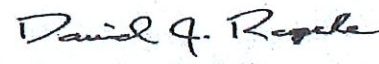

Stephen J. Sills
CEO & President

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

On the 27th day of July, 2015 before me personally came Stephen J. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is President of PLATTE RIVER INSURANCE COMPANY, the corporation described herein and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

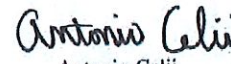

David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

CERTIFICATE

I, the undersigned, duly elected to the office stated below, now the incumbent in PLATTE RIVER INSURANCE COMPANY, a Nebraska Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 7 day of December, 2020




Antonio Celi
Secretary

THIS DOCUMENT IS NOT VALID UNLESS PRINTED ON GREEN SHADED BACKGROUND WITH A RED SERIAL NUMBER IN THE UPPER RIGHT HAND CORNER. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL, 800-475-4450. PR-POA (Rev. 12-2016)

SITE IMPROVEMENT PERFORMANCE BOND

FILE COPY Erosion Control (BMP) - FISHERS

Bond No: 41386915

KNOW ALL MEN BY THESE PRESENTS That we,

Marina I, LP

located at 11695 Fall Creek Rd., Indianapolis, Indiana 46256

as Principal and Platte River Insurance Company, authorized to do business in

the State of Indiana, as Surety, are held and firmly bound unto the City of Fishers

1 Municipal Dr., Fishers, IN 46038, as Oblige, in the full and just sum of Sixty Four Thousand Seven Hundred Six

Dollars and 89/100 (\$ 64,706 89) lawful money of the United States of

America, to be paid to said Oblige, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has received or is about to receive a site plan approval from the Oblige for site improvements only at a project and site improvements described as The Springs of Cambridge - Section 12

Erosion Control - (1) Concrete Washout (2) Temporary Construction Drive (3) Inlet Protection (4) Silt Fence Barrier (5) Coir Log Barrier (6) Rock Check Dam (7) Temporary Seeding and Straw

With certain related bondable site improvements; the satisfactory completion of which is required to be guaranteed as a condition of the approval.

WHEREAS, the bond is subject to the following conditions:

- No party other than the Oblige shall have rights hereunder against the Surety.
- The aggregate liability of the Surety shall not exceed the above stated bond amount for any cause or reason whatsoever.

NOW, THEREFORE, the condition of this obligation is such that, if said Principal shall complete the improvements as agreed to in the Site Improvement Plan then this obligation shall be null and void, otherwise to remain in full force and effect.

This bond shall become effective on December 7, 2020 and shall remain in force until released by the Oblige.

Signed sealed and dated this 7th day of December, 2020.

Principal: Marina I, LP

BY:

ALEX E. ROSENBERG, President

Printed name and title

Surety: Platte River Insurance Company

BY:

Marsha J. Dawson

Attorney-in-Fact:

****Power of Attorney must be attached to the bond to be valid****

PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY

41386915

KNOW ALL MEN BY THESE PRESENTS, That the PLATTE RIVER INSURANCE COMPANY, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

____ MARSHA J DAWSON; GAIL A PRICE; GERALD F O'CONNOR; CONNIE J MESSER; AMY LEWELLYN; _____
____ JESSICA K CALLAHAN; KASEY LIPPS; ELAINE K MILLER; THOMAS J MCGOVERN; JAMES R HUNTER _____

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

-----ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED \$20,000,000-----

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PLATTE RIVER INSURANCE COMPANY at a meeting duly called and held on the 8th day of January, 2002.

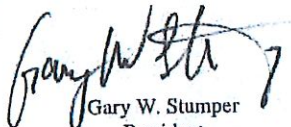
"RESOLVED, that the President, and Vice-President, the Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, one or more vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of the company; the signature of such officers and the seal of the Corporation may be affixed to such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Corporation in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.


IN WITNESS WHEREOF, the PLATTE RIVER INSURANCE COMPANY has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 27th day of July, 2015.

Attest:


Gary W. Stumper
President
Surety & Fidelity Operations



PLATTE RIVER INSURANCE COMPANY



Stephen J. Sills
CEO & President

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE }

On the 27th day of July, 2015 before me personally came Stephen J. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is President of PLATTE RIVER INSURANCE COMPANY, the corporation described herein and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



CERTIFICATE


David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE }

I, the undersigned, duly elected to the office stated below, now the incumbent in PLATTE RIVER INSURANCE COMPANY, a Nebraska Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 7 day of December, 2020




Antonio Celii
Secretary

THIS DOCUMENT IS NOT VALID UNLESS PRINTED ON GREEN SHADED BACKGROUND WITH A RED SERIAL NUMBER IN THE UPPER RIGHT HAND CORNER. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL, 800-475-4450. PR-POA (Rev. 12-2016)

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Springs of Cambridge Drain, Section 12 Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Springs of Cambridge Drain, Section 12 Arm** on **March 22, 2021 at 9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Springs of Cambridge Drain, Section 12 Arm

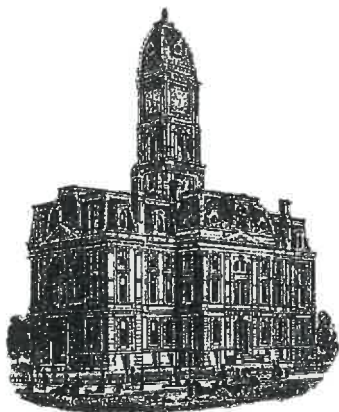
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **March 22, 2021** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY



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

October 11, 2022

Re: Springs of Cambridge Drain – Springs of Cambridge Sec. 12

Attached are as-built, certificate of completion & compliance, and other information for Springs of Cambridge Sec. 12. 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 September 4, 2020. The report was approved by the Board at the hearing held March 22, 2021. (See Drainage Board Minutes Book 19, Pages 553-554) The changes are as follows: the 18" RCP was shortened from 567 feet to 561 feet. The 21" RCP was shortened from 793 feet to 779 feet. The 6" SSD was shortened from 9,383 feet to 9,115 feet. It should be noted that the 6" SSD was not installed under the curb into the entrance of to the Citizens energy group property. This is per the inspection notes. The length of the drain due to the changes described above is now **12,043 feet**.

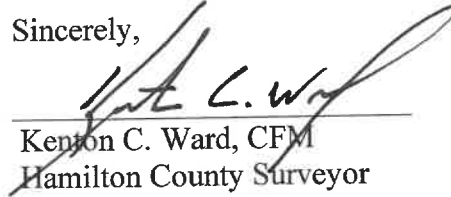
The non-enforcement was approved by the Board at its meeting on March 22, 2021 and recorded under instrument #2022038376.

The following sureties were guaranteed by The National Bank of Indianapolis and released by the Board on its September 12, 2022, meeting.

Bond-LC No: 430000003
Amount: \$584,367.00
For: Storm Sewers & Monumentation
Issue Date: December 3, 2020

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

Sincerely,

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

Kenton C. Ward, CFM
Hamilton County Surveyor

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Springs at Cambridge Section 12

I hereby certify that:

1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I have personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

Signature: [Signature] Date: 10-11-2022

Type or Print Name: CHRIS WISEMAN

Business Address: 9339 Proximity Way Ste 100
Indianapolis, IN 46240

Telephone Number: 317 706 6429



INDIANA REGISTRATION NUMBER
PE 10504920




The Marina Limited Partnership
THE MARINA I L.P.
11695 FALL CREEK ROAD
INDIANAPOLIS, INDIANA 46256
(317) 845-0270 EXT 102
www.marinalimitedland.com


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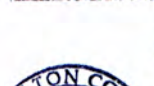
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240

CONTACT: CHRIS WISEMAN, P.E.
(317) 706-6429
cwiseman@cripe.biz

PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CRIPE TEAM:		
PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	JARED SVALDI, EI	317-706-6394
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
CAD DESIGNER	CHRIS WELLS	317-706-6391



ALL PERIMETER PATHS AND COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS ARE TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.

 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: 2022

Entered By: SLM

CAUTION LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

 Indiana 811 Know what's below. Call before you dig.	
811 FOR CALLS IN INDIANA	1-800-362-5544 CALL TOLL FREE
Drawn by: C. WELLS	
Checked by: S. NORRIS, E.I. / J. SWALD, E.I.	
Quality Assurance: C. WISEMAN, P.E.	
Scale: 1" = 200' 	
Sheet C001	
Date 11-05-2020	
Project Number 990460-30100	

STORM SEWER RECORD DRAWINGS

STORM SEWER STRUCTURE DATA TABLE											
STRUCTURE #	STRUCTURE TYPE	SIZE	CASTING	TOP OF CASTING ELEVATION (RIM ELEVATION)	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE LENGTH	OUTGOING PIPE SIZE	OUTGOING PIPE SLOPE (%)	DOWNSTREAM STRUCTURE	NOTES
STR 701	PRECAST CONCRETE END SECTION	24"	N/A	787.14	24"RCP 784.81 (N) [STR 702]						DEBRIS GUARD AND ANCHOR CONCRETE END SECTION PER HAMILTON COUNTY SURVEYOR'S STANDARD DETAILS 0-5 AND D-12
STR 702	MANHOLE	72"	EAST JORDAN 7495, TYPE M1	792.64	24"RCP 787.72 (N) [STR 703]	24"RCP 787.62 (S) [STR 701]	179 LF ✓	24"RCP ✓	1.57%	STR 701	INSTALL DUAL CASTINGS AND INSTALL 30R SNOUT WITH THE 18 TURBO PLATE SYSTEM
STR 703	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	792.64	24"RCP 787.72 (N) [STR 704]	24"RCP 787.62 (S) [STR 702]	27 LF ✓	24"RCP ✓	0.63%	STR 702	INSTALL DUAL CASTINGS
STR 704	MANHOLE	60"	EAST JORDAN 1022	793.31	21"RCP 788.43 (E) [STR 705]	24"RCP 788.18 (S) [STR 703]	19 LF ✓	24"RCP ✓	1.00%	STR 703	
STR 705	MANHOLE	48"	EAST JORDAN 1022	795.07	18"RCP 789.66 (NE) [STR 706] 15"RCP 789.93 (SE) [STR 709]	21"RCP 789.43 (W) [STR 704]	177 LF ✓	21"RCP ✓	0.57%	STR 704	
STR 706	MANHOLE	48"	EAST JORDAN 1022	798.35	15"RCP 793.31 (SE) [STR 707]	18"RCP 793.06 (SW) [STR 705]	300 LF ✓	18"RCP ✓	1.13%	STR 705	
STR 707	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	797.66	12"RCP 793.54 (SE) [STR 708]	15"RCP 793.50 (NW) [STR 706]	19 LF ✓	15"RCP ✓	1.00%	STR 706	
STR 708	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	797.78	12"RCP 794.03 (SE) [STR 709]	12"RCP 794.03 (NW) [STR 707]	28 LF ✓	12"RCP ✓	1.00%	STR 707	
STR 709	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	794.42	12"RCP 790.47 (SE) [STR 710]	15"RCP 790.22 (NW) [STR 705]	19 LF ✓	15"RCP ✓	1.50%	STR 705	
STR 710	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	794.50	12"RCP 790.75 (NW) [STR 709]	12"RCP 790.75 (NW) [STR 709]	28 LF ✓	12"RCP ✓	1.00%	STR 709	
STR 711	PRECAST CONCRETE END SECTION	21"	N/A	786.62	21"RCP 784.56 (NE) [STR 712]						DEBRIS GUARD AND ANCHOR CONCRETE END SECTION PER HAMILTON COUNTY SURVEYOR'S STANDARD DETAILS 0-5 AND D-12
STR 712	MANHOLE	60"	EAST JORDAN 7505, TYPE M3	795.01	21"RCP 786.66 (NE) [STR 713]	21"RCP 785.55 (SW) [STR 711]	499 LF 185 LF	21"RCP ✓	0.50%	STR 711	INSTALL 30R SNOUT WITH THE 18 TURBO PLATE SYSTEM
STR 713	MANHOLE	48"	EAST JORDAN 7505, TYPE M3	794.99	21"RCP 786.66 (NE) [STR 714]	21"RCP 786.70 (SW) [STR 712]	28 LF ✓	21"RCP ✓	0.50%	STR 712	
STR 714	MANHOLE	60"	EAST JORDAN 1022	796.32	21"RCP 786.10 (SW) [STR 715]	21"RCP 786.00 (SW) [STR 713]	17 LF ✓	21"RCP ✓	0.63%	STR 713	
STR 715	MANHOLE	60"	EAST JORDAN 1022	794.04	18"RCP 787.84 (SW) [STR 716]	21"RCP 787.66 (NW) [STR 714]	200 LF ✓	21"RCP ✓	0.79%	STR 714	
STR 716	INLET	24" X 36"	EAST JORDAN 7505, TYPE M3	793.61	15"RCP 788.46 (SW) [STR 717]	18"RCP 788.21 (NE) [STR 715]	17 LF ✓	18"RCP ✓	1.54%	STR 715	
STR 717	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	793.63	15"RCP 788.74 (NE) [STR 716]	15"RCP 788.74 (NE) [STR 716]	28 LF ✓	15"RCP ✓	1.00%	STR 716	INSTALL DUAL CASTINGS
STR 718	PRECAST CONCRETE END SECTION	24"	N/A	787.14	24"RCP 784.81 (NE) [STR 719A]						DEBRIS GUARD AND ANCHOR CONCRETE END SECTION PER HAMILTON COUNTY SURVEYOR'S STANDARD DETAILS 0-5 AND D-12
STR 719	MANHOLE	72"	EAST JORDAN 1022	792.41	24"RCP 786.82 (NE) [STR 726] 18"RCP 787.47 (SE) [STR 723] 18"RCP 787.22 (NW) [STR 720]	24"RCP 786.72 (SW) [STR 719A]	9 LF ✓	24"RCP ✓	1.31%	STR 719A	
STR 719A	MANHOLE	60"	EAST JORDAN 1022	792.30	24"RCP 786.60 (NE) [STR 719]	24"RCP 786.60 (SW) [STR 718]	437 LF 125 LF	24"RCP ✓	1.23%	STR 718	INSTALL 30R SNOUT WITH THE 18 TURBO PLATE SYSTEM
STR 720	MANHOLE	48"	EAST JORDAN 1022	795.02	15"RCP 789.76 (NE) [STR 721]	18"RCP 789.51 (SE) [STR 719]	200 LF ✓	18"RCP ✓	1.14%	STR 719	
STR 721	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	794.37	15"RCP 790.04 (NE) [STR 722]	15"RCP 789.94 (SW) [STR 720]	18 LF ✓	15"RCP ✓	1.00%	STR 720	
STR 722	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	794.37	15"RCP 790.04 (NE) [STR 721]	15"RCP 790.31 (SW) [STR 721]	27 LF ✓	15"RCP ✓	1.00%	STR 721	
STR 723	MANHOLE	48"	EAST JORDAN 1022	794.98	15"RCP 789.38 (NE) [STR 724]	15"RCP 789.28 (NW) [STR 719]	203 LF ✓	15"RCP ✓	0.89%	STR 719	
STR 724	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	794.33	15"RCP 789.66 (NE) [STR 725]	15"RCP 789.56 (SW) [STR 723]	18 LF ✓	15"RCP ✓	1.00%	STR 723	
STR 725	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	794.33	15"RCP 789.66 (NE) [STR 724]	15"RCP 789.03 (SW) [STR 724]	27 LF ✓	15"RCP ✓	1.00%	STR 724	
STR 726	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	792.00	18"RCP 787.46 (SE) [STR 727]	24"RCP 789.96 (SW) [STR 719]	19 LF ✓	24"RCP ✓	0.75%	STR 719	INSTALL DUAL CASTINGS
STR 727	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	792.00	18"RCP 787.74 (SW) [STR 726]	18"RCP 787.74 (SW) [STR 726]	27 LF ✓	18"RCP ✓	1.04%	STR 726	INSTALL DUAL CASTINGS
STR 728	PRECAST CONCRETE END SECTION	18"	N/A	786.85	18"RCP 784.96 (NW) [STR 729A]						DEBRIS GUARD AND ANCHOR CONCRETE END SECTION PER HAMILTON COUNTY SURVEYOR'S STANDARD DETAILS 0-5 AND D-12
STR 729	INLET	24" X 36"	EAST JORDAN 7505, TYPE M3	790.23	12"RCP 785.81 (NW) [STR 732] 15"RCP 785.58 (NE) [STR 730]	18"RCP 785.31 (SE) [STR 729A]	7 LF ✓	18"RCP ✓	1.10%	STR 729A	RAISE TOP OF CASTING 8 INCHES TO MATCH CURB HEIGHT
STR 729A	MANHOLE	48"	EAST JORDAN 1022	789.06	18"RCP 785.23 (NW) [STR 729]	18"RCP 785.13 (SE) [STR 728]	10 LF 46 LF	18"RCP ✓	1.08%	STR 728	INSTALL 24R SNOUT WITH THE 12 TURBO PLATE SYSTEM
STR 730	INLET	24" X 36"	EAST JORDAN 7505, TYPE M3	790.84	12"RCP 787.10 (NW) [STR 731]	15"RCP 786.85 (SW) [STR 729]	113 LF ✓	15"RCP ✓	1.14%	STR 729	RAISE TOP OF CASTING 8 INCHES TO MATCH CURB HEIGHT
STR 731	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	790.86	12"RCP 787.28 (SE) [STR 730]	12"RCP 787.28 (SE) [STR 730]	18 LF ✓	12"RCP ✓	1.00%	STR 730	
STR 732	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	790.25	12"RCP 785.99 (SE) [STR 729]	12"RCP 785.99 (SE) [STR 729]	18 LF ✓	12"RCP ✓	1.00%	STR 729	INSTALL DUAL CASTINGS
STR 733	PRECAST CONCRETE END SECTION	15"	N/A	786.58	15"RCP 785.06 (SE) [STR 734]						DEBRIS GUARD AND ANCHOR CONCRETE END SECTION PER HAMILTON COUNTY SURVEYOR'S STANDARD DETAILS 0-5 AND D-12
STR 734	INLET	30" X 60"	EAST JORDAN 7495, TYPE M1	793.64	12"RCP 790.09 (SE) [STR 735]	15"RCP 789.84 (NW) [STR 733]	110 LF ✓	15"RCP ✓	4.34%	STR 733	INSTALL DUAL CASTINGS AND INSTALL 18" SNOUT WITH THE 12 TURBO PLATE SYSTEM
STR 735	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	794.48	12"RCP 790.73 (NW) [STR 734]	12"RCP 790.73 (NW) [STR 734]	64 LF ✓	12"RCP ✓	1.00%	STR 734	INSTALL DUAL CASTINGS
STR 736	PRECAST CONCRETE END SECTION	21"	N/A	787.14	24"RCP 784.81 (N) [STR 737]						DEBRIS GUARD AND ANCHOR CONCRETE END SECTION PER HAMILTON COUNTY SURVEYOR'S STANDARD DETAILS 0-5 AND D-12
STR 737	MANHOLE	48"	EAST JORDAN 6489N	798.25	21"RCP 788.25 (NE) [STR 738]	24"RCP 788.00 (S) [STR 736]	263 LF ✓	24"RCP ✓	1.21%	STR 736	
STR 738	MANHOLE	48"	EAST JORDAN 6489N	798.95	21"RCP 789.35 (E) [STR 739A]	21"RCP 789.25 (SW) [STR 737]	70 LF ✓	21"RCP ✓	1.44%	STR 737	
STR 739	MANHOLE	60"	EAST JORDAN 1022	799.97	15"RCP 794.00 (E) [STR 743] 15"RCP 793.80 (S) [STR 740]	21"RCP 793.30 (W) [STR 739A]	8 LF ✓	21"RCP ✓	3.76%	STR 739A	
STR 739A	MANHOLE	60"	EAST JORDAN 1022	799.89	21"RCP 793.00 (E) [STR 739]	21"RCP 793.00 (W) [STR 738]	94 LF ✓	21"RCP ✓	3.77%	STR 738	INSTALL 30R SNOUT WITH THE 18 TURBO PLATE SYSTEM
STR 740	INLET	24" X 24"	EAST JORDAN 1022	801.45	12"RCP 796.70 (E) [STR 741]	15"RCP 796.45 (N) [STR 739]	101 LF ✓	15"RCP ✓	2.63%	STR 739	
STR 741	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	800.80	12"RCP 797.05 (SE) [STR 742]	12"RCP 796.95 (W) [STR 740]	18 LF ✓	12"RCP ✓	1.42%	STR 740	
STR 742	INLET	24" X 36"	EAST JORDAN 7495, TYPE M1	801.15	12"RCP 797.41 (SE) [STR 741]	12"RCP 797.41 (NW) [STR 741]	33 LF ✓	12"RCP ✓	1.08%	STR 741	
STR 743	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	799.52	15"RCP 795.25 (E) [STR 744]	15"RCP 795.15 (W) [STR 739]	18 LF ✓	15"RCP ✓	2.00%	STR 739	INSTALL DUAL CASTINGS
STR 744	INLET	24" X 60"	EAST JORDAN 7495, TYPE M1	799.52	15"RCP 795.52 (W) [STR 743]	15"RCP 795.52 (W) [STR 743]	27 LF ✓	15"RCP ✓	1.00%	STR 743	INSTALL DUAL CASTINGS

THE RECORD DRAWING INFORMATION PRESENTED ON THIS SHEET WAS PERFORMED UNDER MY DIRECT SUPERVISION. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION REPRESENTS CONSTRUCTED CONDITIONS AS OF THE DATE OF THIS CERTIFICATION.

RECORD DRAWINGS

PREPARED BY: MW/DG

CERTIFIED: JANUARY 12, 2022

Eric C. White

ERIC C. WHITE, P.S. #29700012



C:\1999\990460\30100\cad\Eng\CDs\C700_Storm Sewer Structure Data Table.dwg, January 21, 2021 8:24 AM, SUSAN NORRIS, © Paul L. Cripe, Inc.

Revision

Rev	Date	Description
1	01/12/2021	ENCL 1 - OWNER REVISIONS
2	01/12/2021	ENCL 2 - HCD REVISIONS

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(317) 844-6777
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STORM SEWER STRUCTURE DATA TABLE

THE SPRINGS OF CAMBRIDGE - SECTION 12

THE MARINA I.L.P.
11695 FALL CREEK ROAD
INDIANAPOLIS, IN 46256

CERTIFIED BY:

REGISTERED
PE 13044920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 01-21-2021

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CALL 811 FREE

Down By:
C. WELLS

Checked By:
S. NORRIS, E.I. / J. SWALDY, E.I.

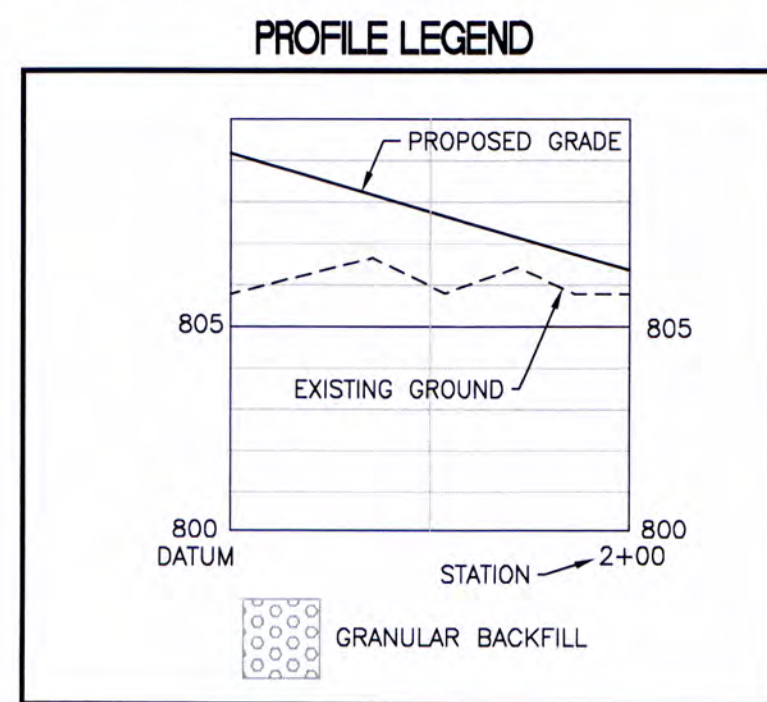
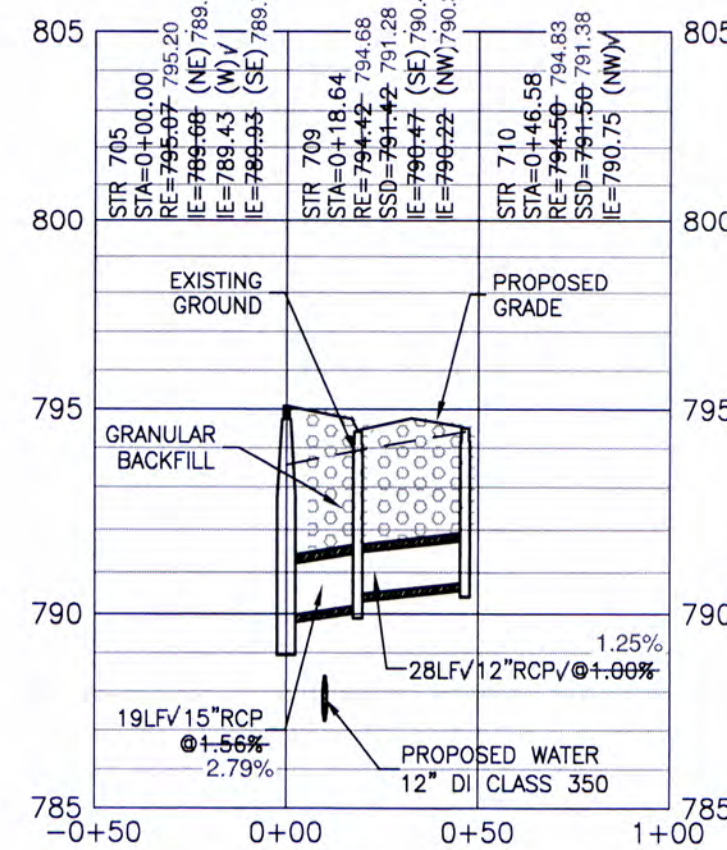
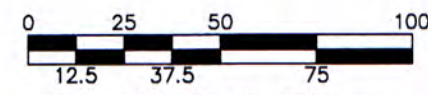
Quality Assurance:
C. WEISMAN, P.E.

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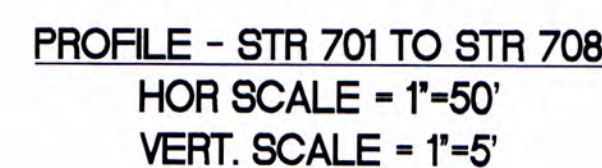
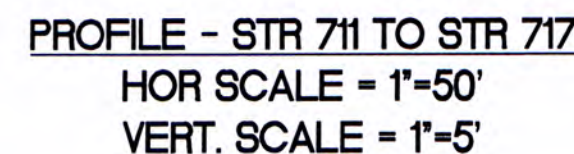
Sheet
C700

Date
11-05-2020

Project Number
990460-30100



A circular professional seal for Eric C. White, a Registered Land Surveyor in the State of Indiana. The seal features the name "ERIC C. WHITE" at the top, "REGISTERED" in the center, "No. 29700012" below that, and "STATE OF INDIANA" and "LAND SURVEYOR" at the bottom. The entire seal is enclosed in a double-lined circular border.



Revisions		Date	By	Description	Date	Description
1	11/05/2020	✓	✓	ENVO 1 - OWNER RECORD	✓	✓
2	11/10/2020	✓	✓	ENVO 2 - FIELD RECORD	✓	✓
3	11/10/2020	✓	✓	ENVO 3 - FIELD RECORD	✓	✓
4	11/10/2020	✓	✓	ENVO 4 - FIELD RECORD	✓	✓
5	11/10/2020	✓	✓	ENVO 5 - FIELD RECORD	✓	✓
6	11/10/2020	✓	✓	ENVO 6 - FIELD RECORD	✓	✓
7	11/10/2020	✓	✓	ENVO 7 - FIELD RECORD	✓	✓
8	11/10/2020	✓	✓	ENVO 8 - FIELD RECORD	✓	✓
9	11/10/2020	✓	✓	ENVO 9 - FIELD RECORD	✓	✓
10	11/10/2020	✓	✓	ENVO 10 - FIELD RECORD	✓	✓
11	11/10/2020	✓	✓	ENVO 11 - FIELD RECORD	✓	✓
12	11/10/2020	✓	✓	ENVO 12 - FIELD RECORD	✓	✓
13	11/10/2020	✓	✓	ENVO 13 - FIELD RECORD	✓	✓
14	11/10/2020	✓	✓	ENVO 14 - FIELD RECORD	✓	✓
15	11/10/2020	✓	✓	ENVO 15 - FIELD RECORD	✓	✓
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30	11/10/2020	✓	✓	ENVO 30 - FIELD RECORD	✓	✓
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49	11/10/2020	✓	✓	ENVO 49 - FIELD RECORD	✓	✓
50	11/10/2020	✓	✓	ENVO 50 - FIELD RECORD	✓	✓

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STORM SEWER PLAN AND PROFILES
 THE SPRINGS OF CAMBRIDGE - SECTION 12
 THE MARINA L.L.P.
 11455 HILL CREEK ROAD
 INDIANAPOLIS, IN 46256

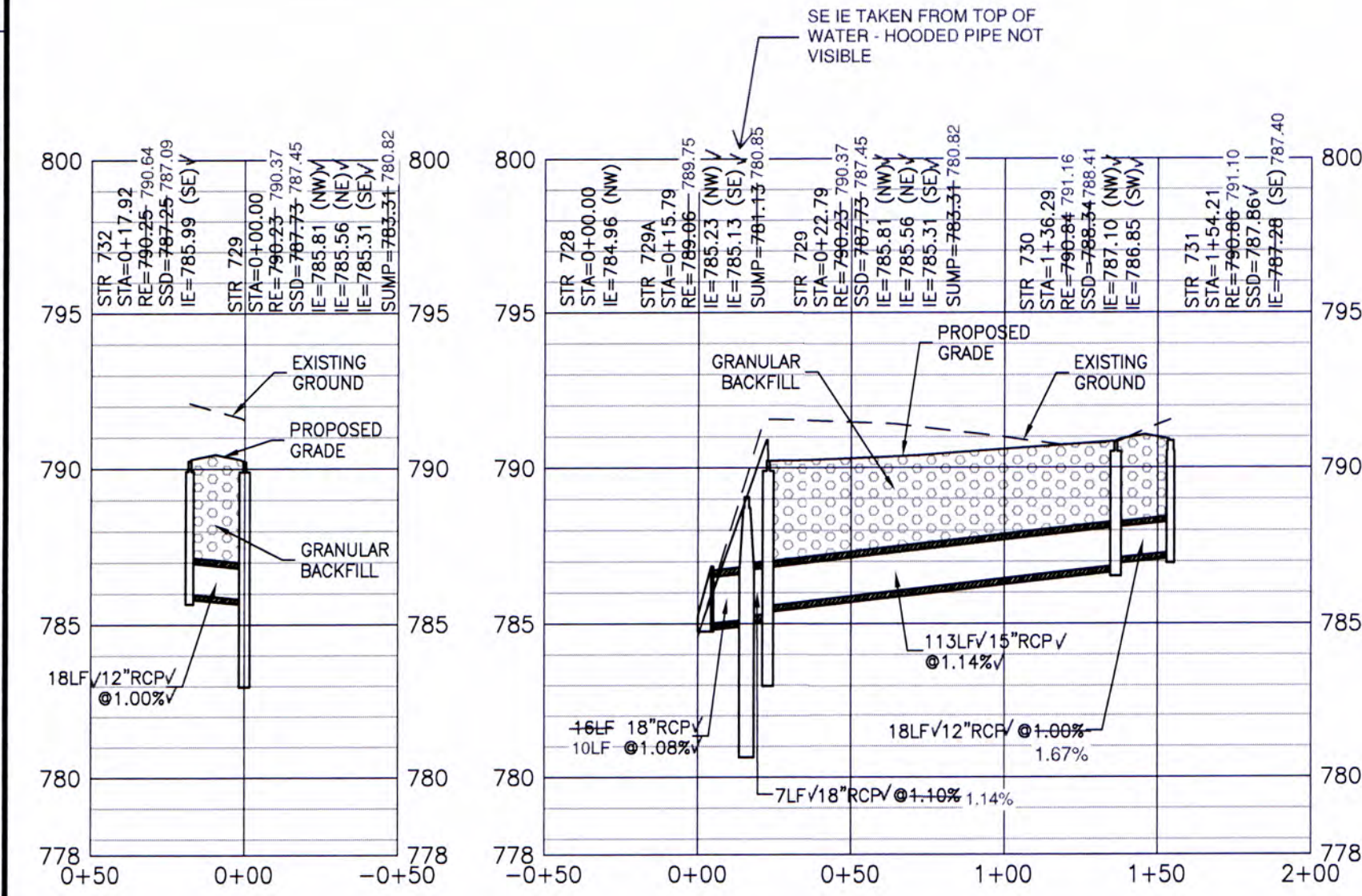
CERTIFIED BY: *Chris M. Wiersma*
 CRIPE PROFESSIONAL ENGINEER
 PE 10042420
 STATE OF INDIANA
 Date: 01-21-2021

811
 FOR CALL IN INDIANA
 1-800-362-5541
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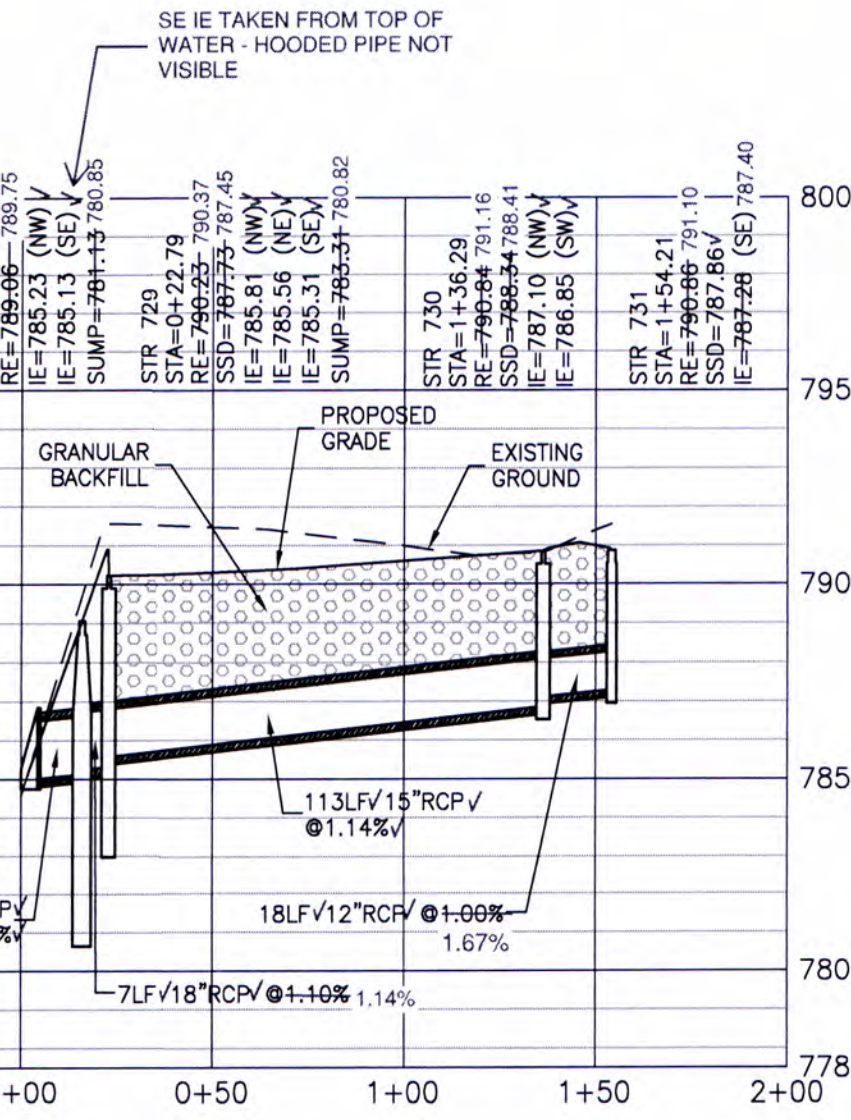
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 Quality Assurance
 C. WIERSEMA, P.E.

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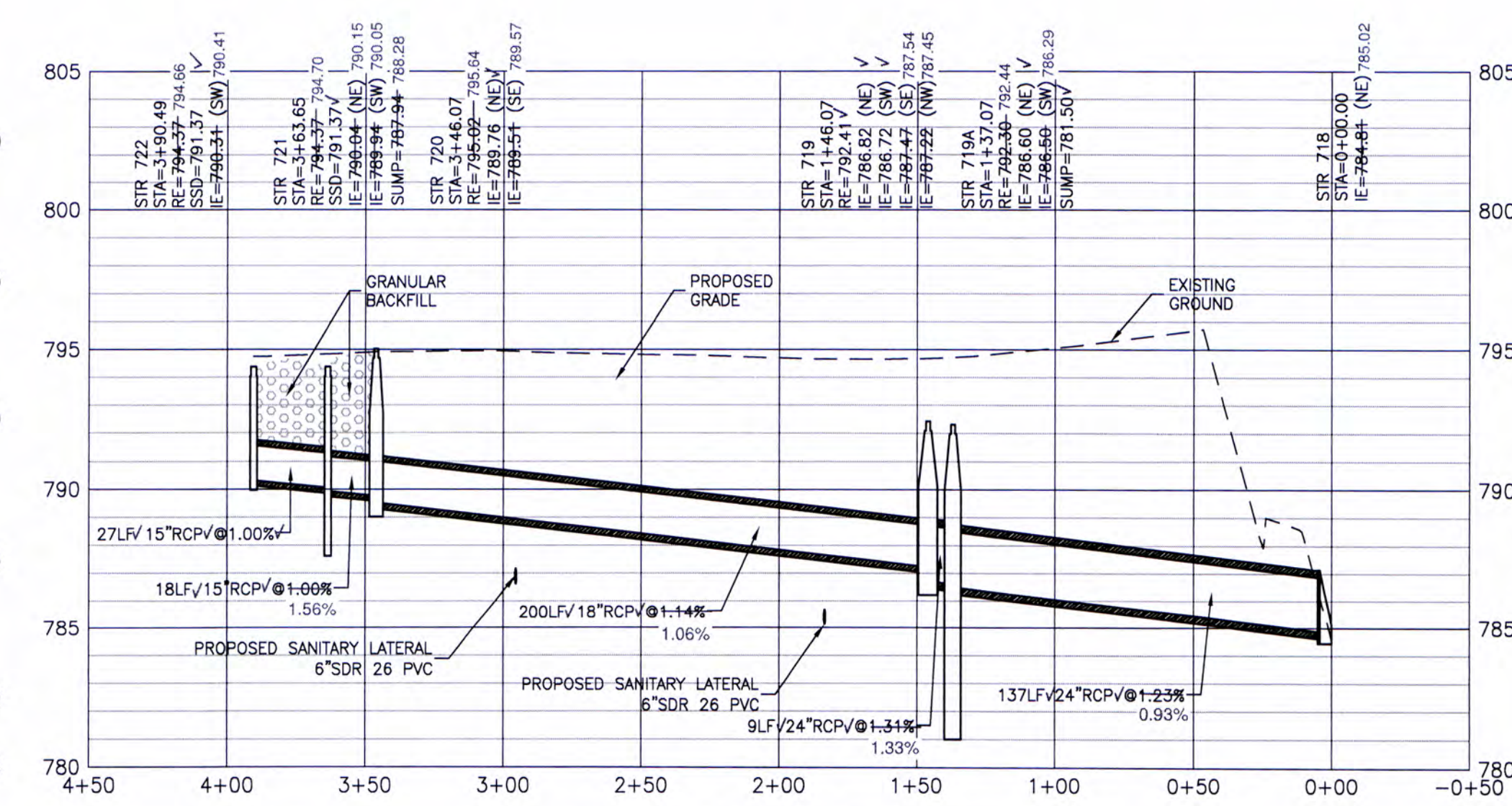
STORM SEWER RECORD DRAWINGS



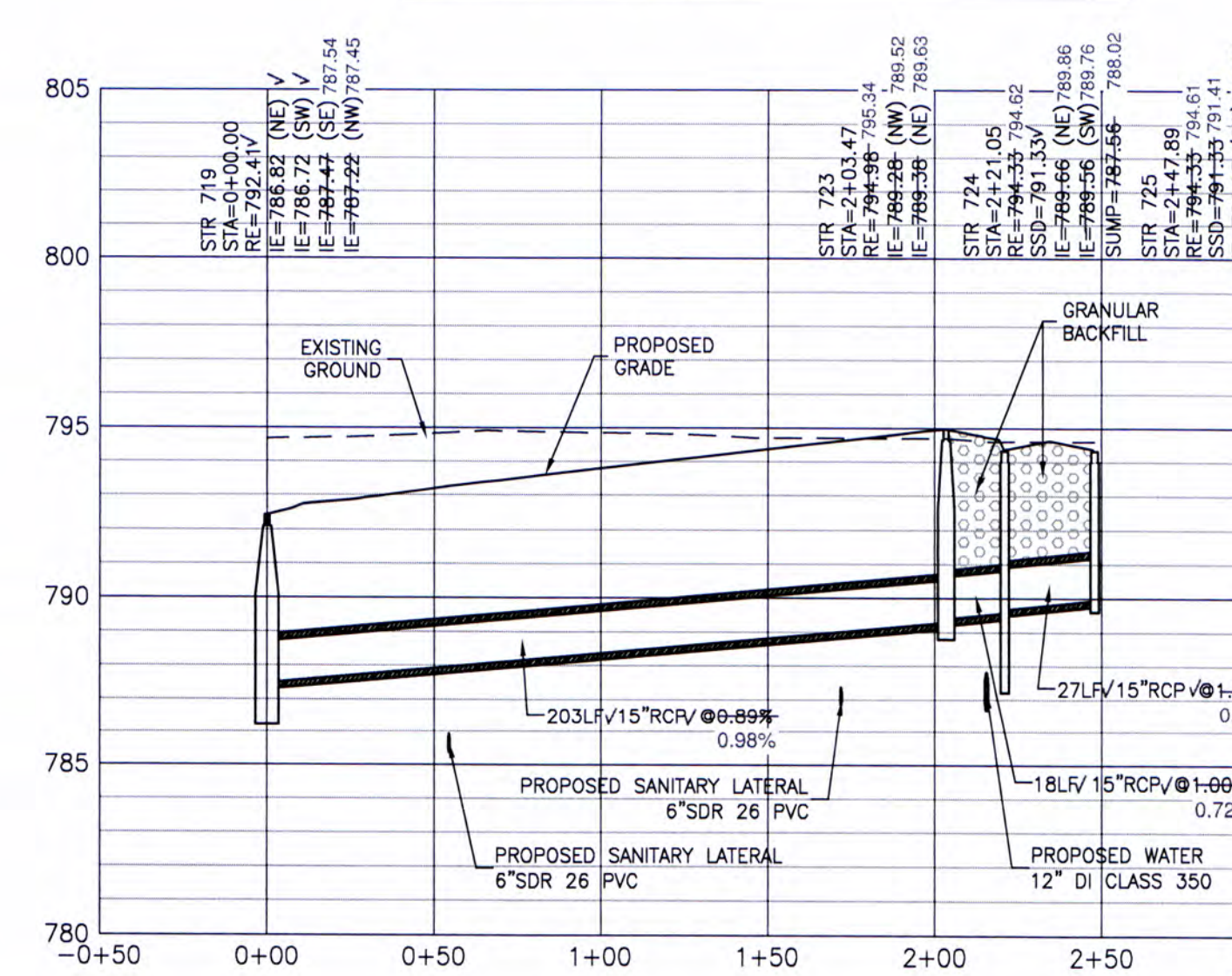
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VERT. SCALE = 1"=5'



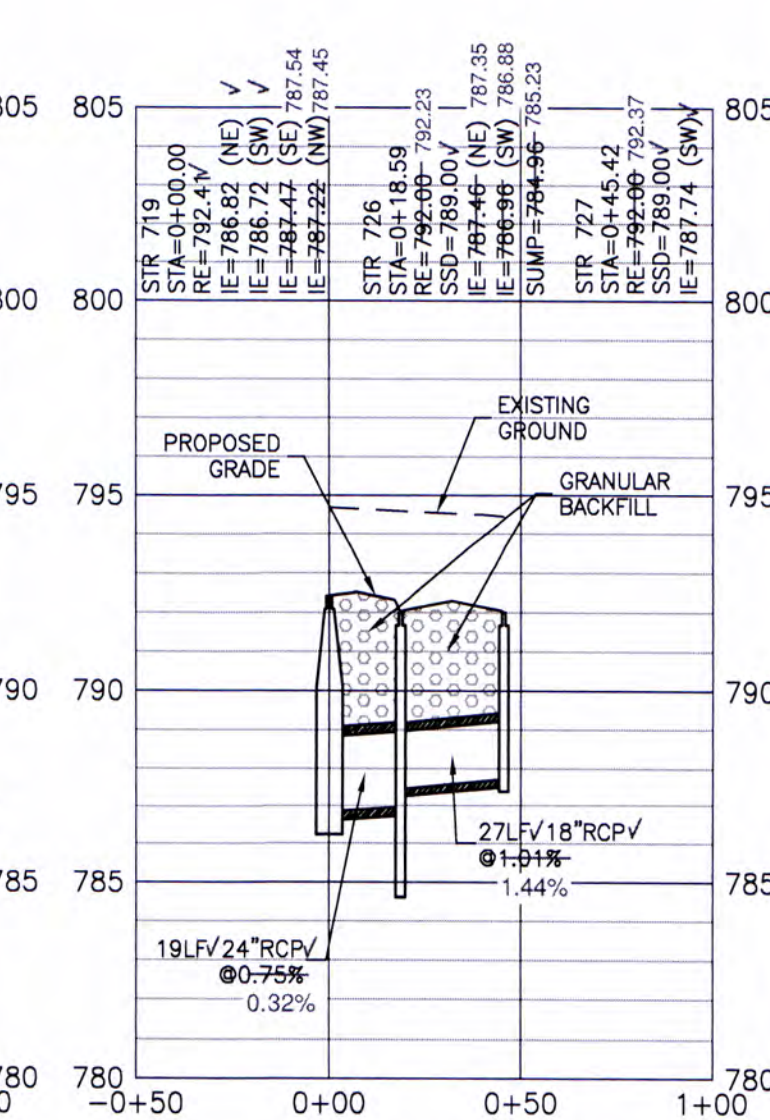
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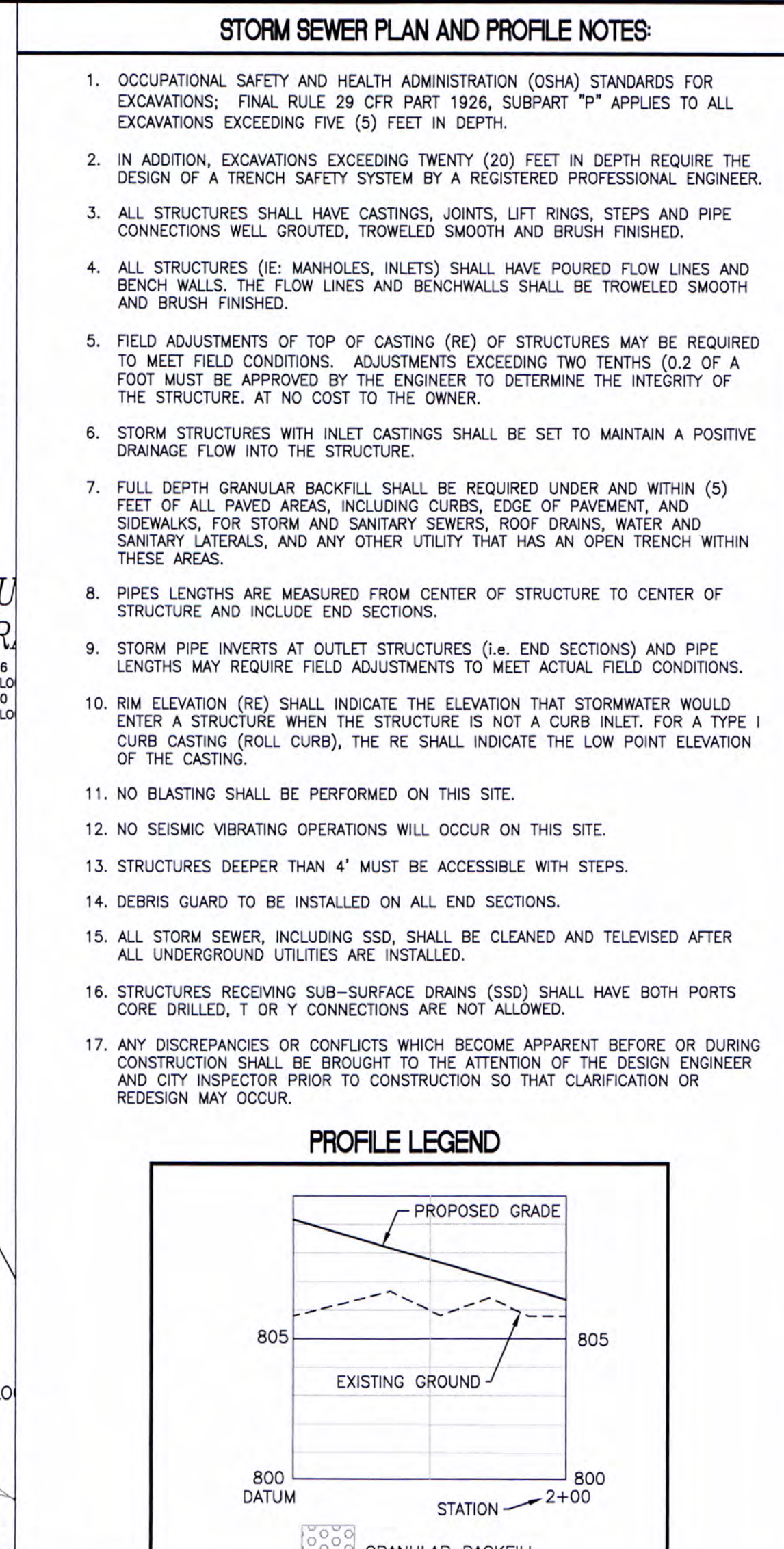
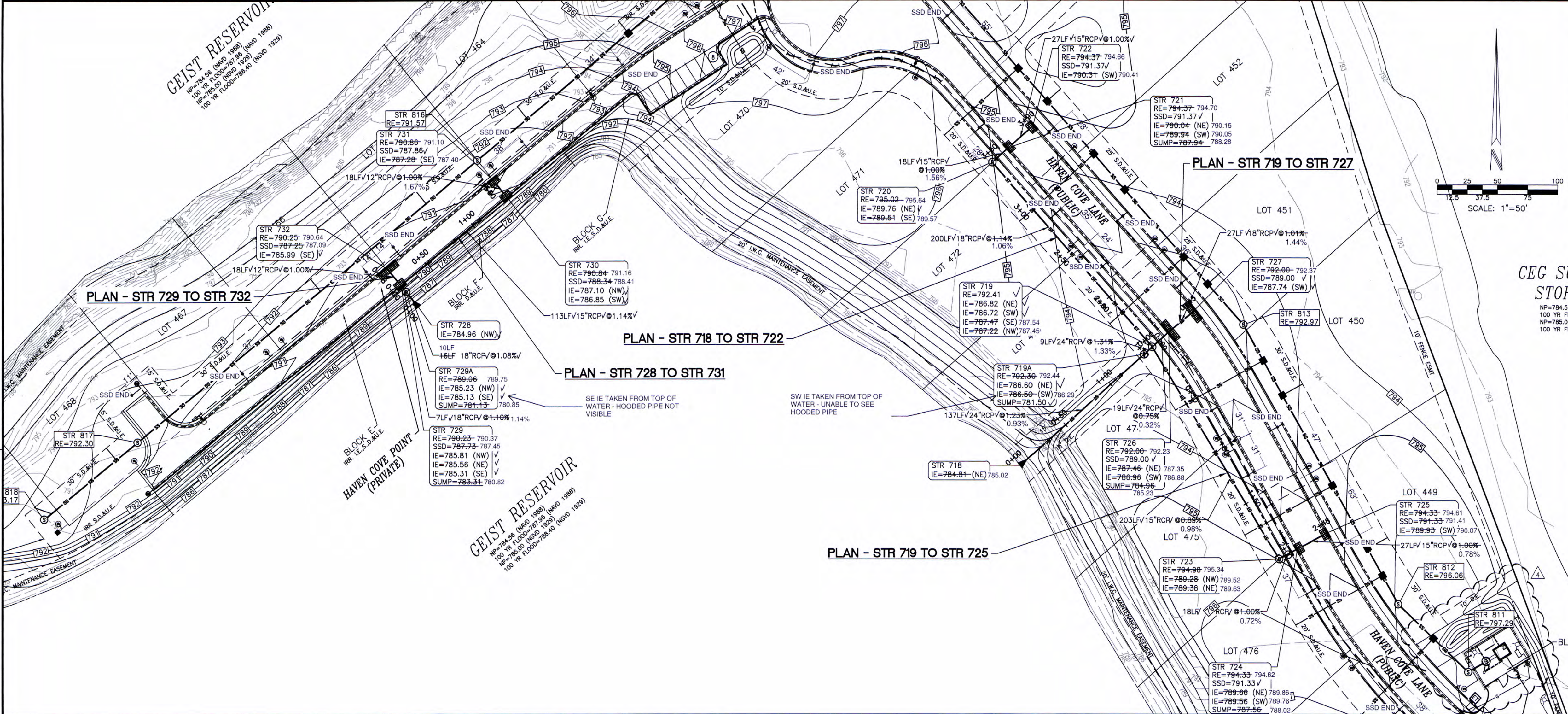
PROFILE - STR 718 TO STR 722
HOR SCALE = 1"=50'
VERT. SCALE = 1"=5'



PROFILE - STR 719 TO STR 725
HOR SCALE = 1"=50'
VERT. SCALE = 1"=5'



PROFILE - STR 719 TO STR 727
HOR SCALE = 1"=50'
VERT. SCALE = 1"=5'



STORM SEWER PLAN AND PROFILES

THE SPRINGS OF CAMBRIDGE - SECTION 12

THE MARINA I.L.P.

11695 FALL CREEK ROAD

INDIANAPOLIS, IN 46256

811

FOR CALLING INDIANA

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Drawn By:

C. WELLS

Checked By:

S. MORRIS, E.L. / J. SWALD, E.L.

Quality Assurance:

C. WELLS, P.E.

Scale: 1" = 50'

Sheet:

C702

Date:

11-05-2020

Project Number:

990460-30100

REGISTERED PROFESSIONAL ENGINEER

INDIANA

04-02-2021

INDIANA 811

Know your tolerance.

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3939 PRIORITY WAY SOUTH DRIVE SUITE 200

INDIANAPOLIS, INDIANA 46240

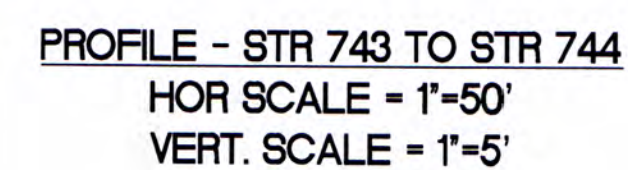
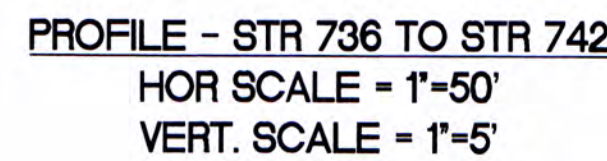
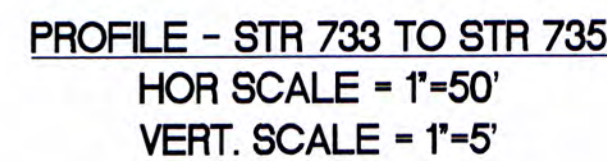
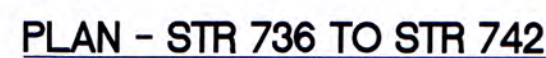
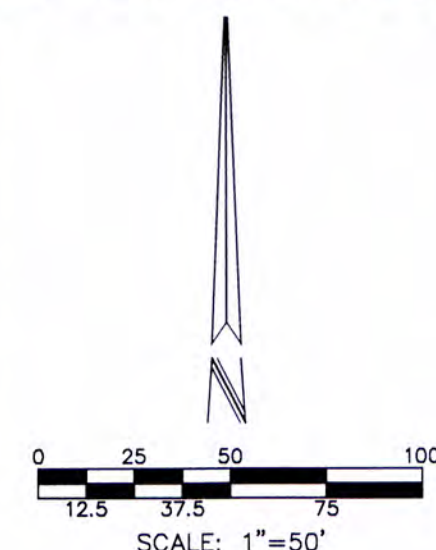
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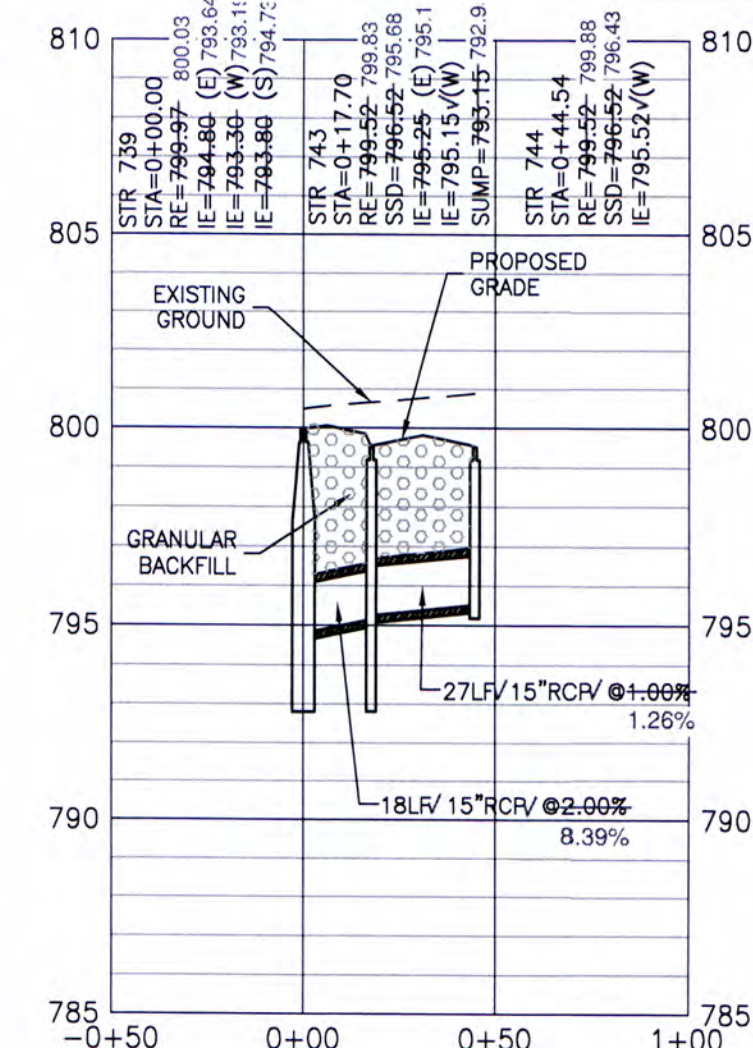
O:\1999\990460\30100\cad\Engr\CDs\C701-C703_Storm Sewer Plan and Profiles.dwg, January 28, 2021 4:20 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.



1. 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.
2. IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. ALL STRUCTURES SHALL HAVE CASTINGS, JOINTS, LIFT RINGS, STEPS AND PIPE CONNECTIONS WELL GROUTED, TROWELED SMOOTH AND BRUSH FINISHED.
4. ALL STRUCTURES (E.G. MANHOLES, INLETS) SHALL HAVE POURED FLOW LINES AND BECHOW WALLS. THE FLOW LINES AND BENCHWALLS SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
5. FIELD ADJUSTMENTS OF TOP OF CASTING (RE) OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. FIELD ADJUSTMENTS EXCEEDING TWO TENTHS (0.2) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE. AT NO COST TO THE OWNER.
6. STORM STRUCTURES WITH INLET CASTINGS SHALL BE SET TO MAINTAIN A POSITIVE DRAINAGE FLOW INTO THE STRUCTURE.
7. FULL DEPTH GRANULAR BACKFILL SHALL BE REQUIRED UNDER AND WITHIN (5) FEET OF ALL PAVEMENT AREAS, INCLUDING CURBS, EDGE OF PAVEMENT, AND SIDEWALKS, FOR STORM AND SANITARY SEWERS, ROOF DRAINS, WATER AND SANITARY LATERALS, AND ANY OTHER UTILITY THAT HAS AN OPEN TRENCH WITHIN THESE AREAS.
8. PIPES LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE END SECTIONS.
9. STORM PIPE INVERTS AT OUTLET STRUCTURES (I.E. END SECTIONS) AND PIPE LENGTHS MAY REQUIRE FIELD ADJUSTMENTS TO MEET ACTUAL FIELD CONDITIONS.
10. RIM ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT STORMWATER WOULD ENTER A STRUCTURE WHEN THE STRUCTURE IS NOT A CURB INLET. FOR A TYPE I CURB CASTING (ROLL CURB), THE RE SHALL INDICATE THE LOW POINT ELEVATION OF THE CASTING.
11. NO BLASTING SHALL BE PERFORMED ON THIS SITE.
12. NO SEISMIC VIBRATING OPERATIONS WILL OCCUR ON THIS SITE.
13. STRUCTURES DEEPER THAN 4' MUST BE ACCESSIBLE WITH STEPS.
14. DEBRIS GUARD TO BE INSTALLED ON ALL END SECTIONS.
15. ALL STORM SEWER, INCLUDING SSD, SHALL BE CLEANED AND TELEVIEWED AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED.
16. STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH PORTS CORE DRILLED, T OR Y CONNECTIONS ARE NOT ALLOWED.
17. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND CITY INSPECTOR PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR CORRECTIONS MAY OCCUR.

A cross-section diagram of a road. The vertical axis represents elevation in feet, with labels 800, 805, and 800. The horizontal axis represents stationing, with labels 800 DATUM and STATION 2+00. A solid line represents the 'PROPOSED GRADE'. A dashed line represents the 'EXISTING GROUND'. The area between the proposed grade and the existing ground is filled with a pattern of small circles, labeled 'GRANULAR BACKFILL'.

ERIC C. WHITE, P.S. #29700012



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

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- CIVIL ENGINEERING
- SURVEY + 3D LASER SCANNING
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The Cripe logo features the word "Cripe" in a bold, sans-serif font. The letter "i" is stylized with a dot that forms a small circle. The letters "C" and "P" are partially enclosed by a thick, curved line that sweeps around them, resembling a stylized "C" or a protective shield. A registered trademark symbol (®) is located to the upper right of the word.

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STORM SEWER PLAN AND PROFILES

~~SCHOOL OF CAMBRIDGE -~~
~~THE MARINA ILL.P.~~

CERTIFIED BY: *Chris M. Wiseman*

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date: *01-28-2021*



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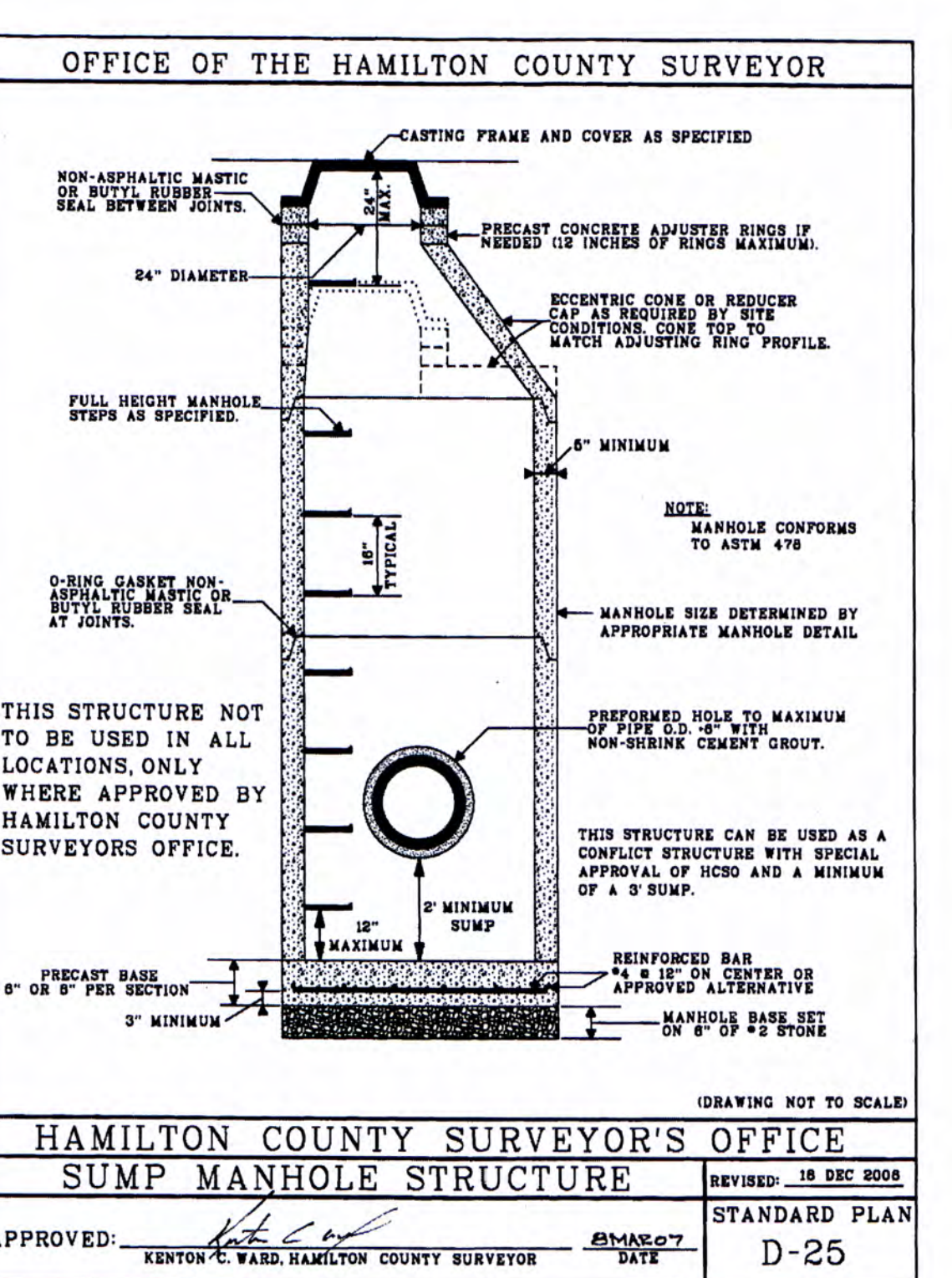
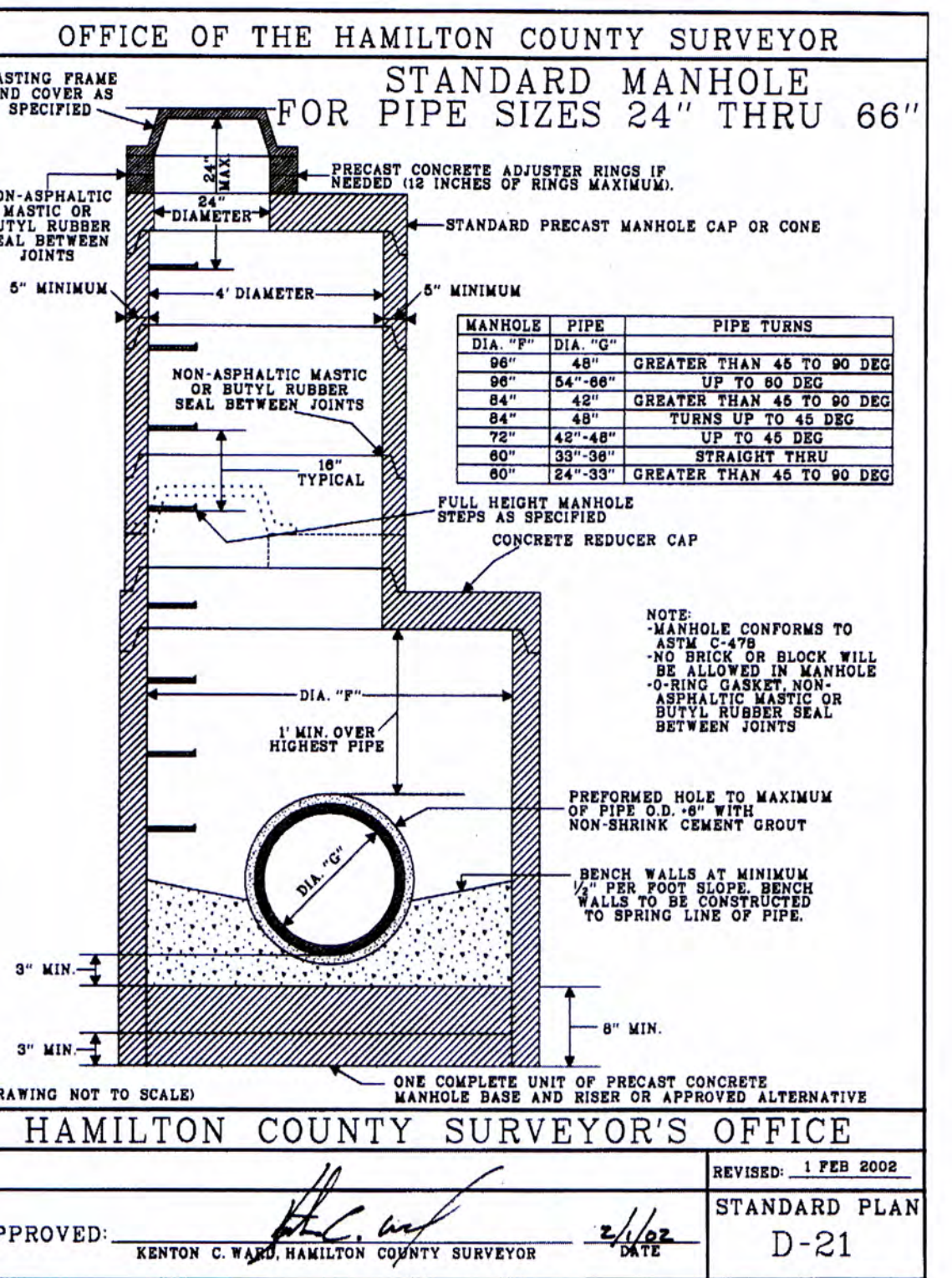
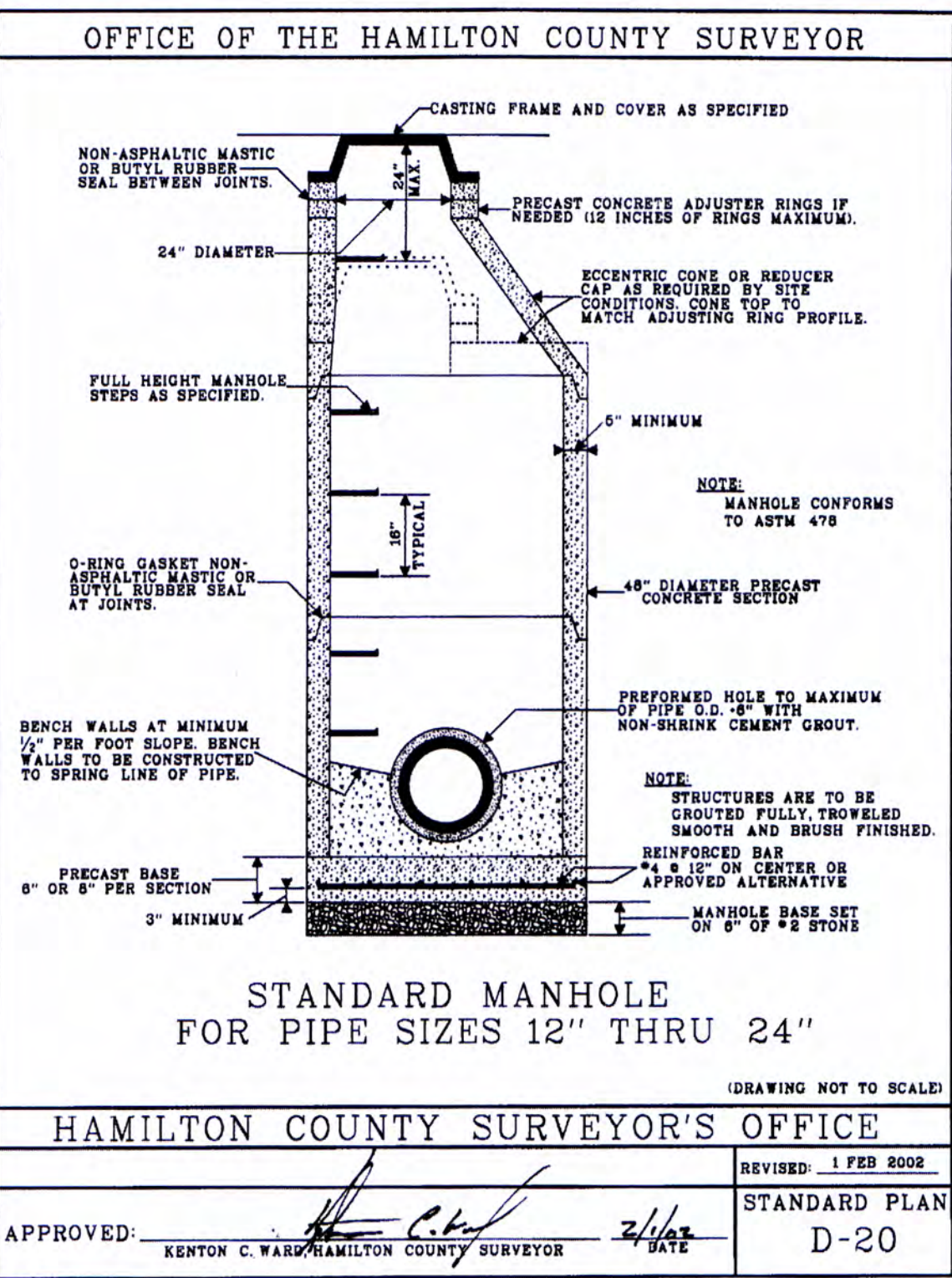
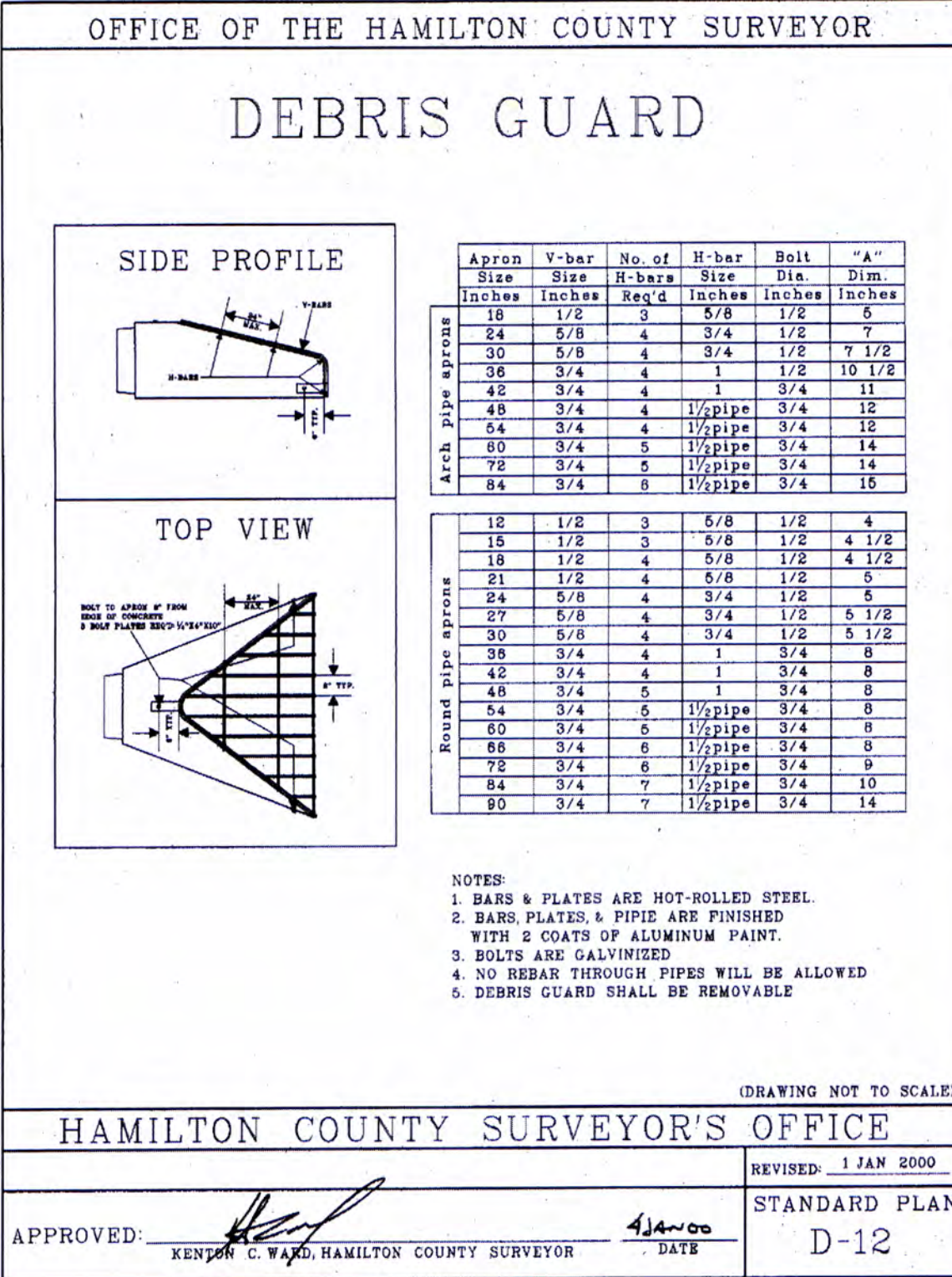
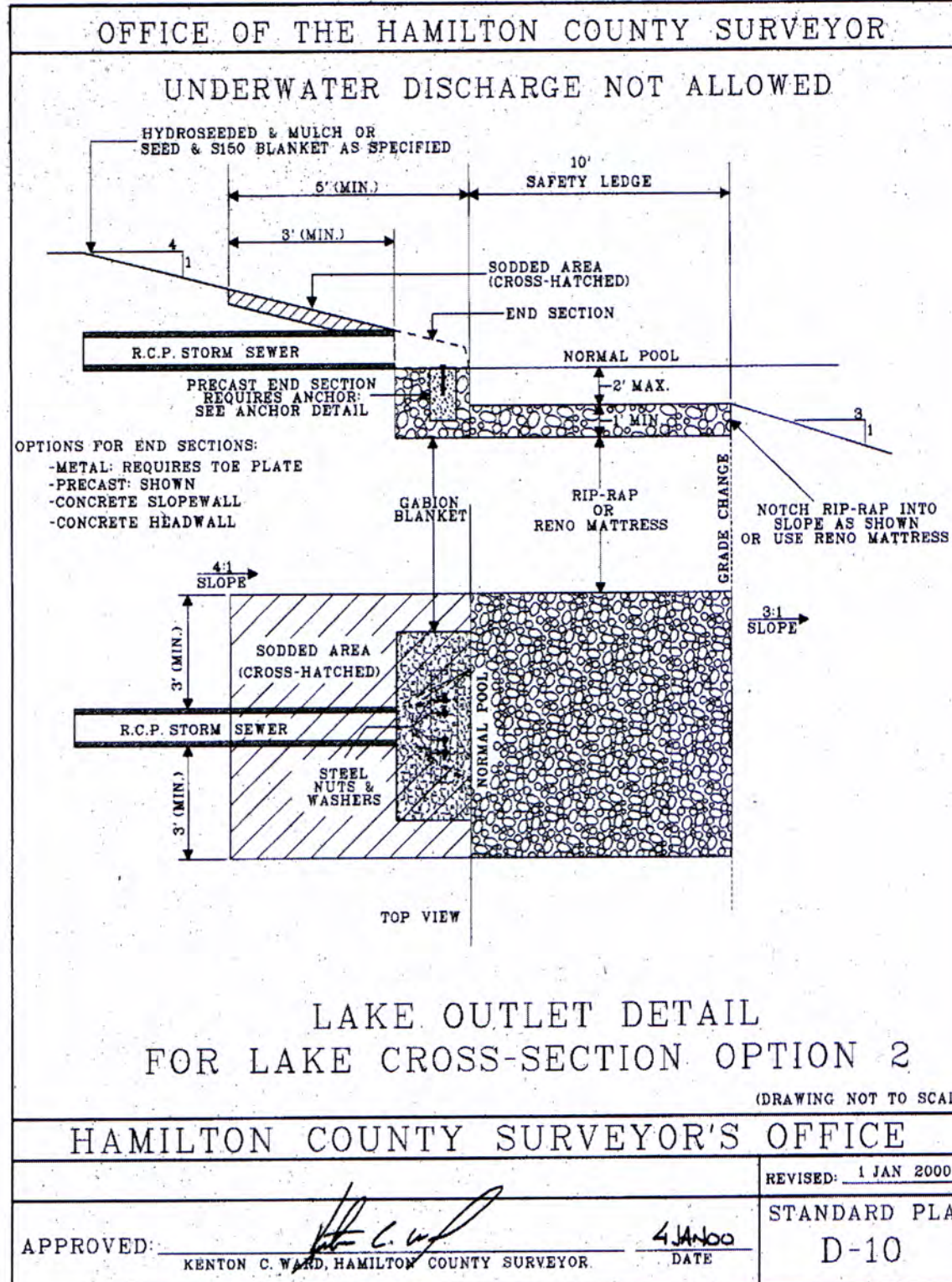
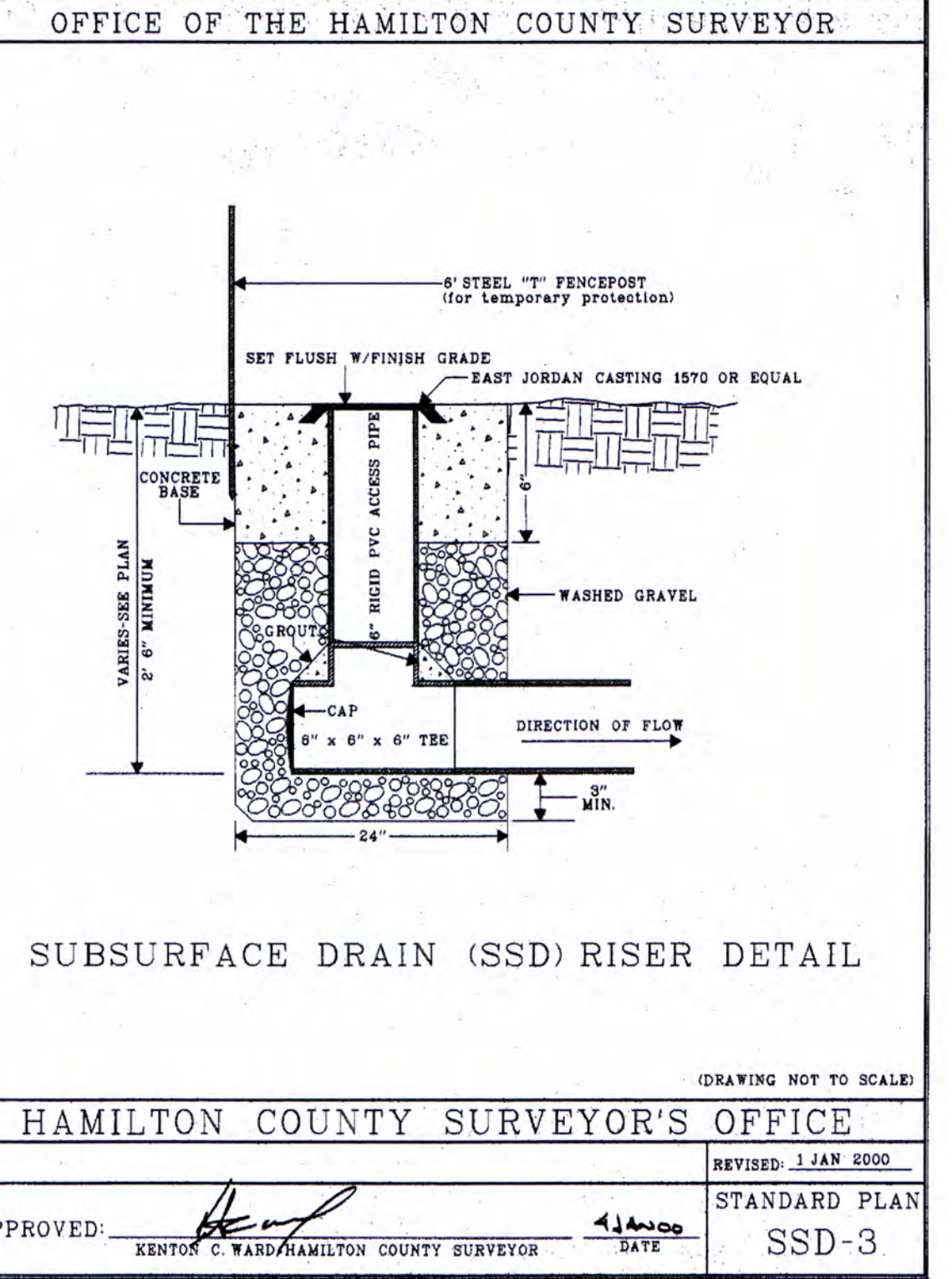
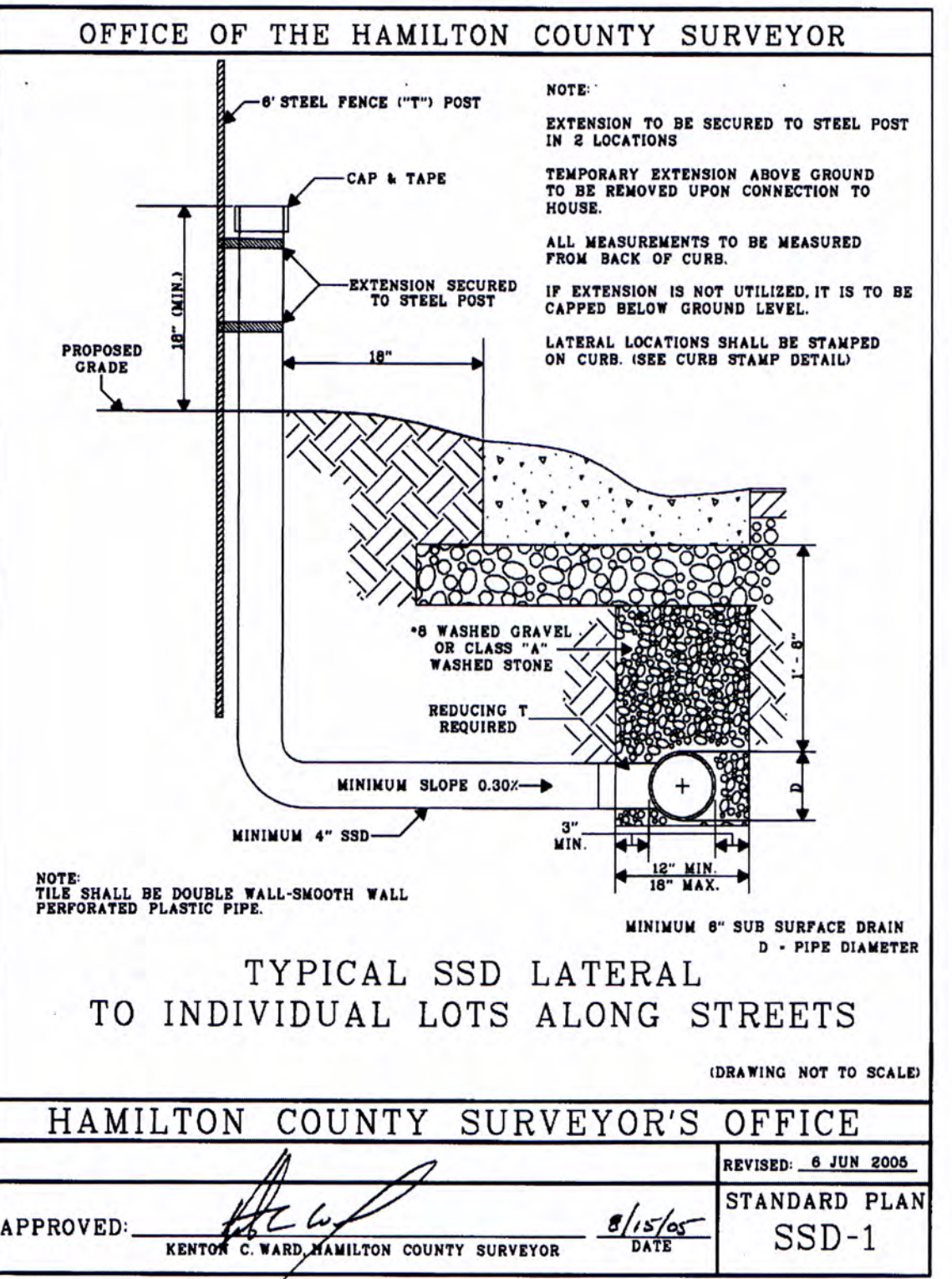
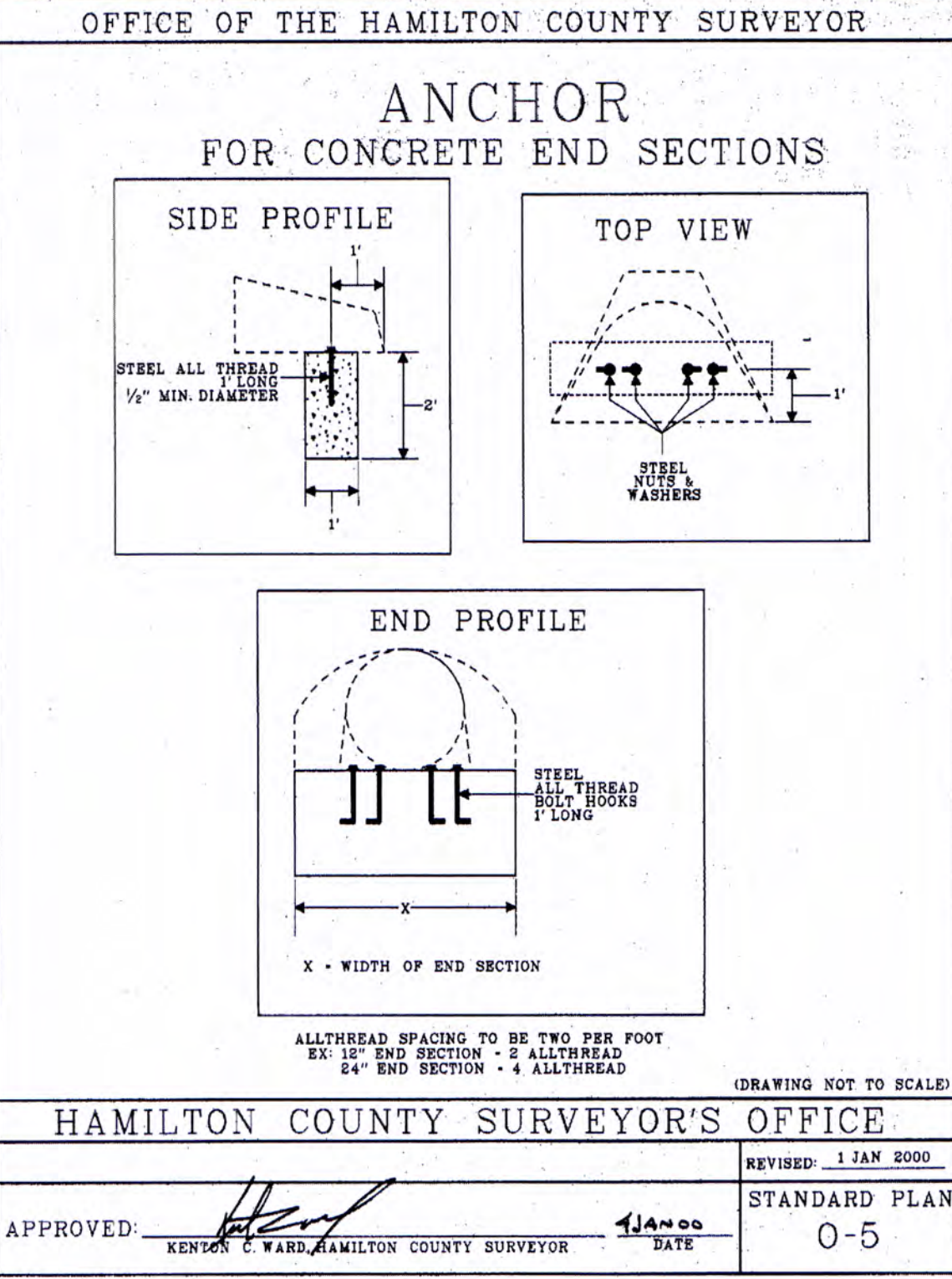
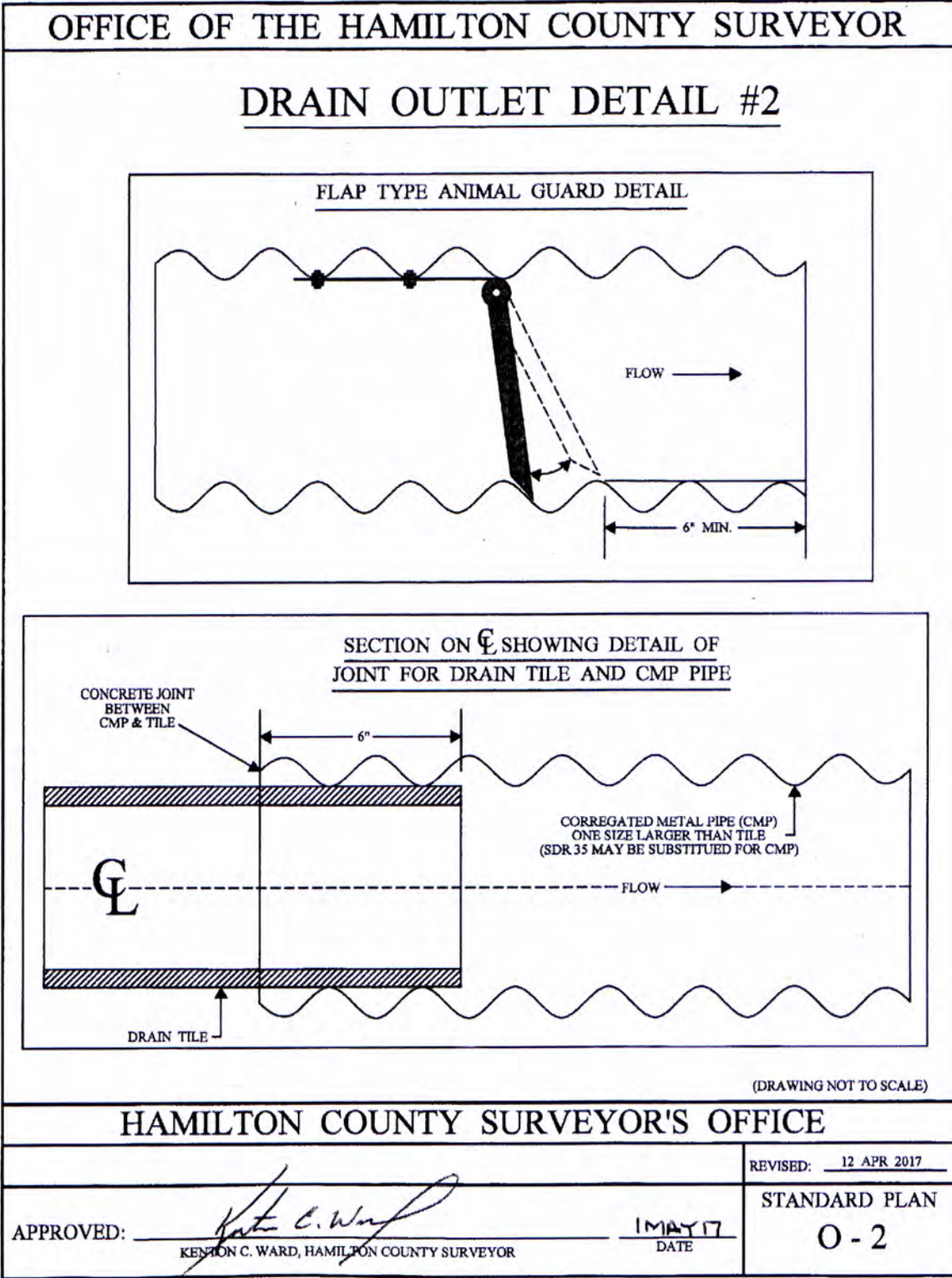
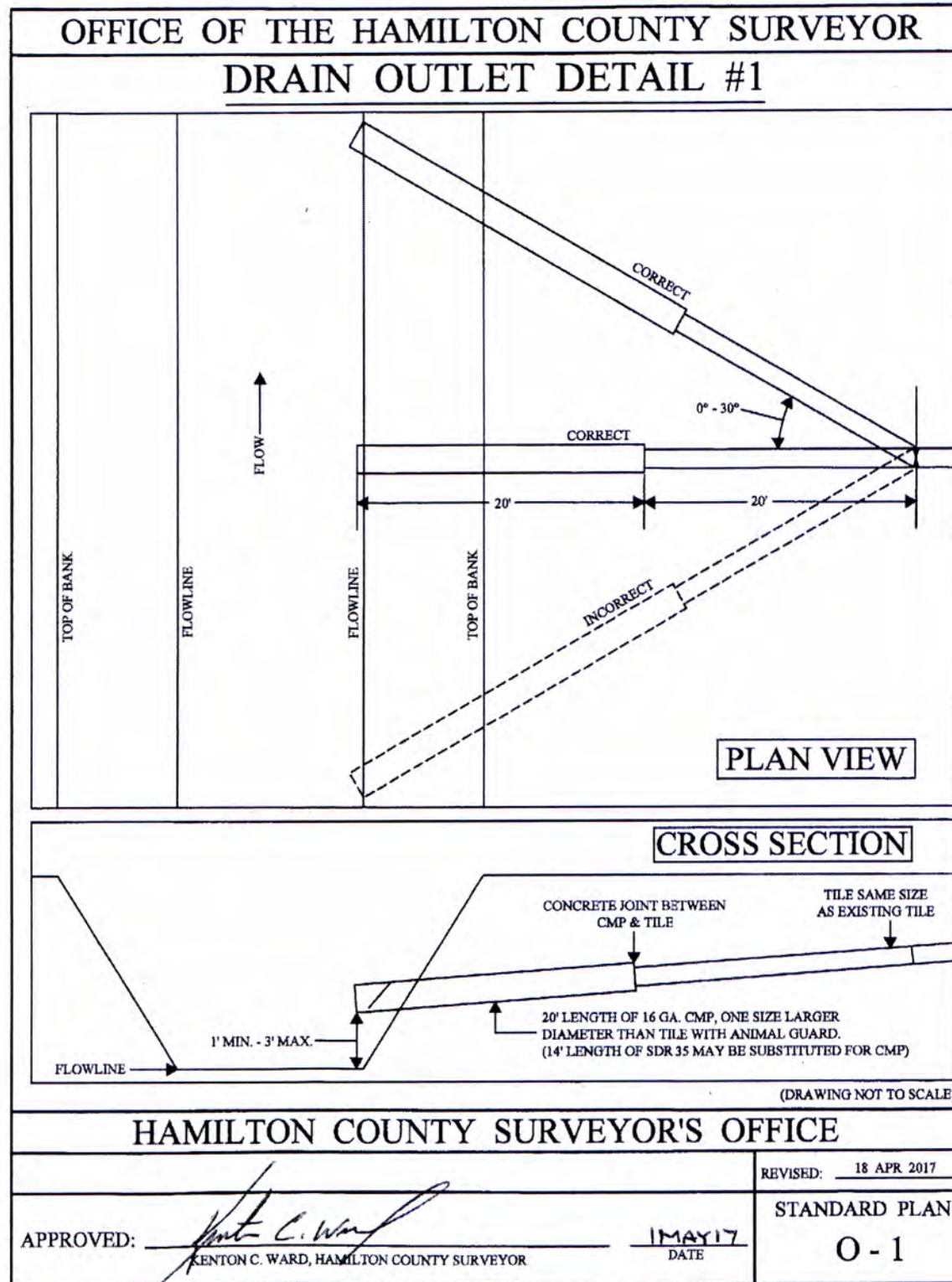
Drawn By:
C. WELLS

Checked By:
S. NORRIS, EI / J. SVALDI, EI

Quality Assurance:
C. WISEMAN, PE

Sheet **C703**
Date **11-05-2020**
Project Number **990460-30100**

STORM SEWER RECORD DRAWINGS - SHEET INCLUDED FOR REFERENCE ONLY.



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STORM SEWER DETAILS - SECTION 12
THE SPRINGS OF CAMBRIDGE - SECTION 12
THE MARINA I.P.
11695 FALL CREEK ROAD
INDIANAPOLIS, IN 46256

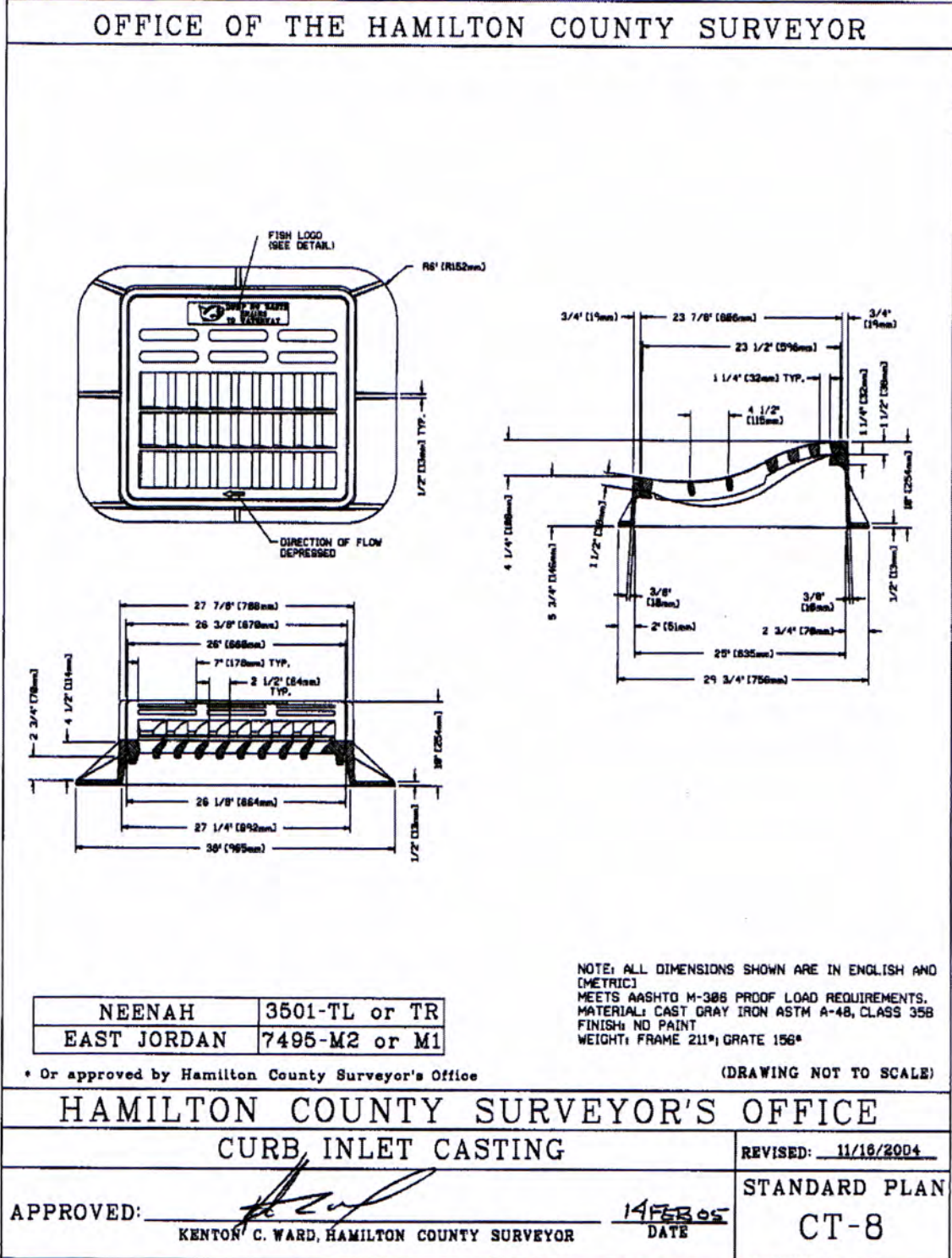
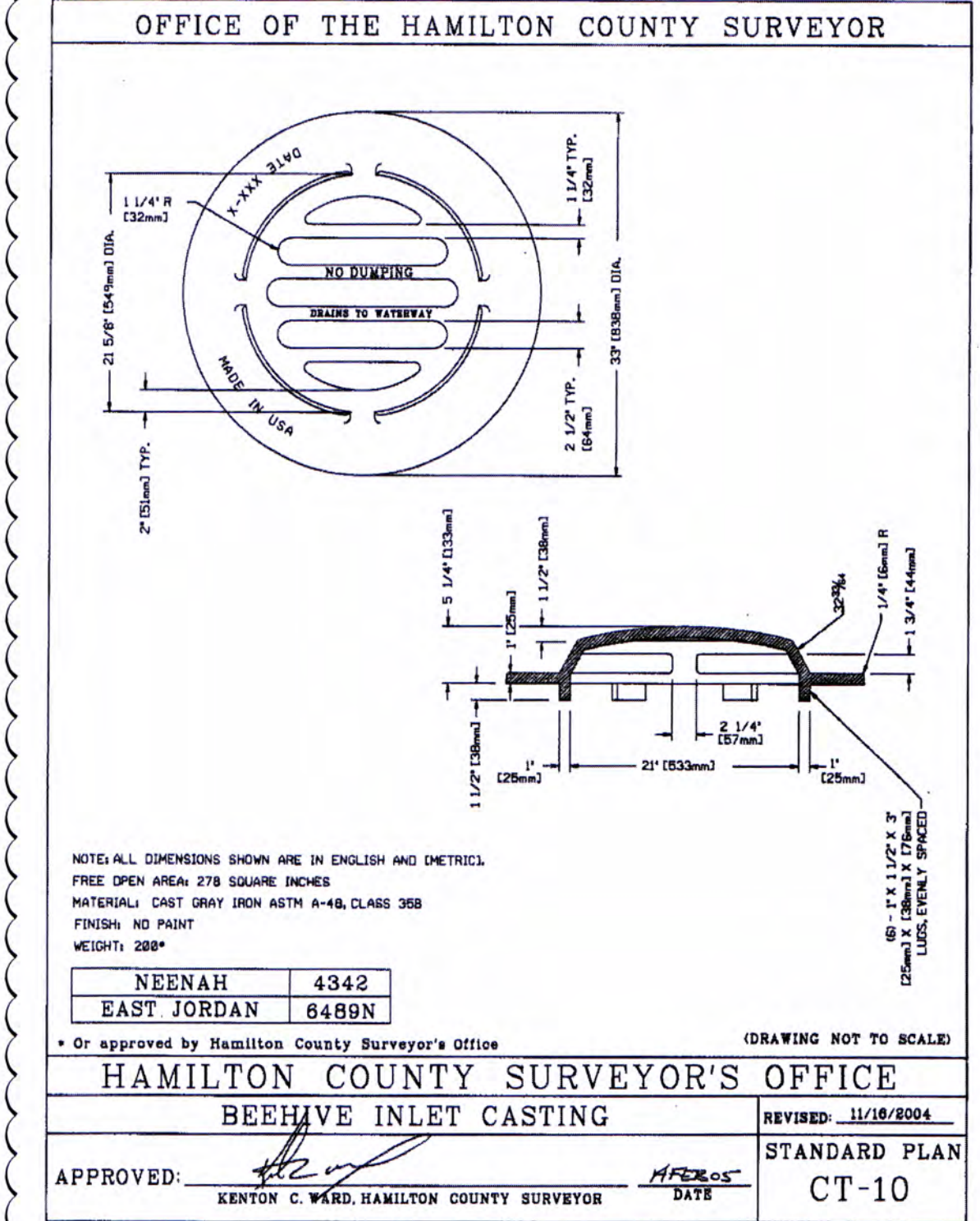
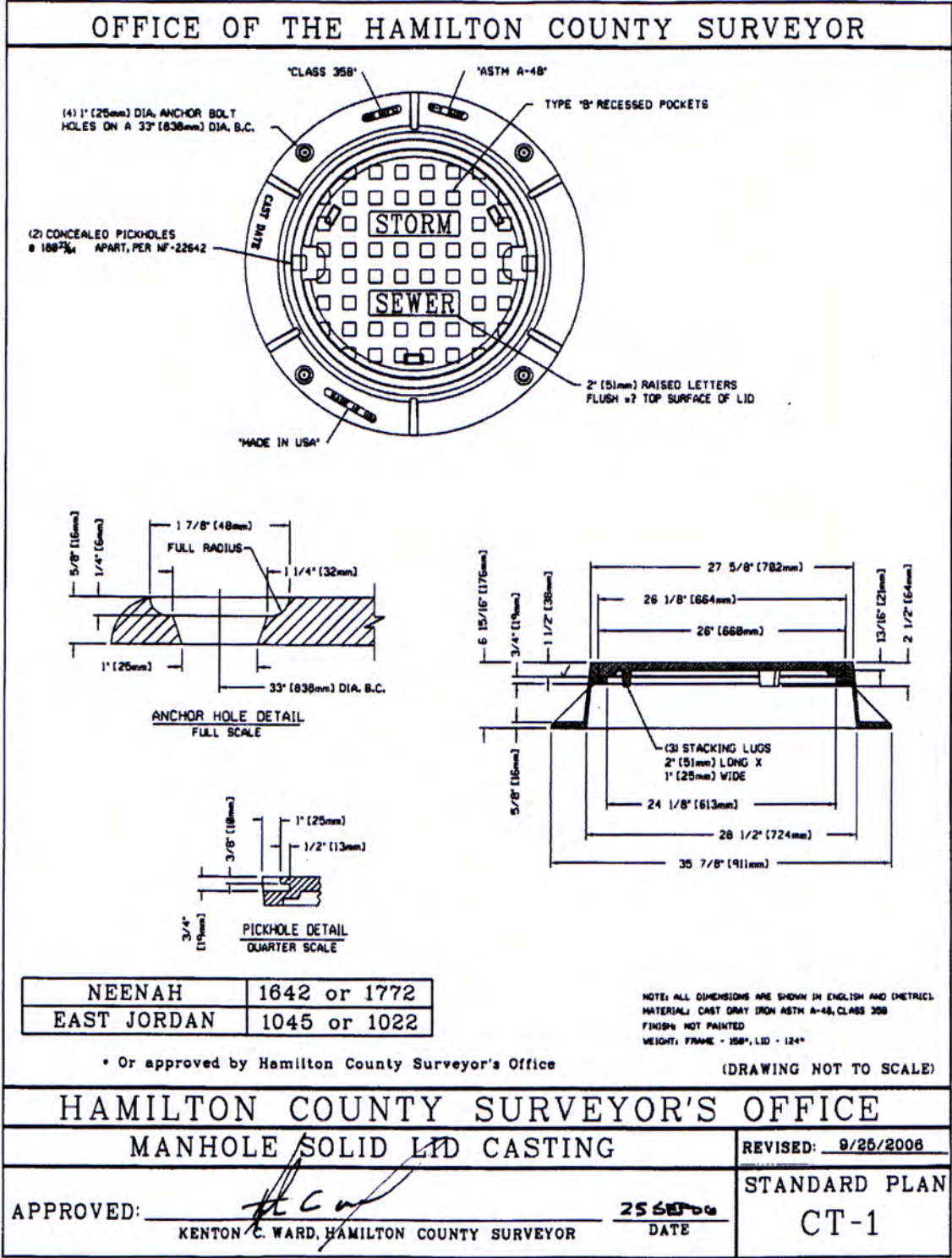
CERTIFIED BY: *Chris M. Wain*
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE 10504920
DATE: 11-05-2020

811
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Drawn By: *C. Wells*
Checked By: *S. Norris*
Quality Assurance: *C. Worman*
Scale: 1" = N/A

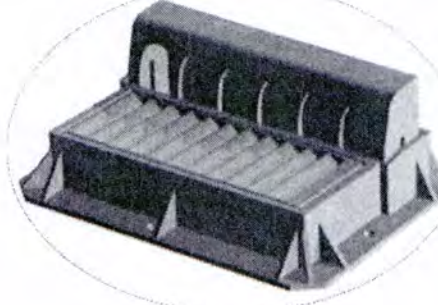
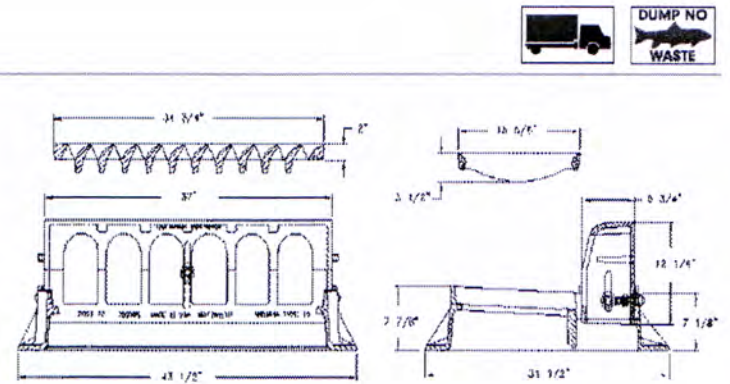
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Date: 11-05-2020
Project Number: 990460-30100

STORM SEWER RECORD DRAWINGS - SHEET INCLUDED FOR REFERENCE ONLY.



7505 CATCH BASIN CURB INLET

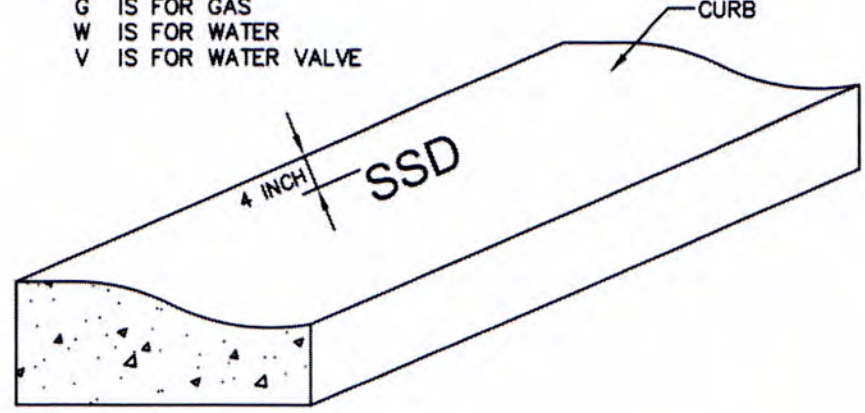
Heavy duty
With TYPE M3 Vane Grate and T3 Back
Approximate 400 sq. in. open area
Curb back height adjusts
from 5 1/4" to 83/4"
"DUMP NO WASTE!"
lettering and fish image
on backs



Type M1 Flat Bar Grate
Approx. 190 sq. in. open area
Available in gray or ductile iron

3" to 4" HIGH LETTER TO BE STAMPED AS FOLLOWS:

- S IS FOR STORM SEWER
- SS IS FOR SANITARY SEWER
- MH IS FOR SANITARY MANHOLE
- SSD IS FOR SUBSURFACE OR BASE DRAIN
- C IS FOR CONDUIT
- G IS FOR GAS
- W IS FOR WATER
- V IS FOR WATER VALVE

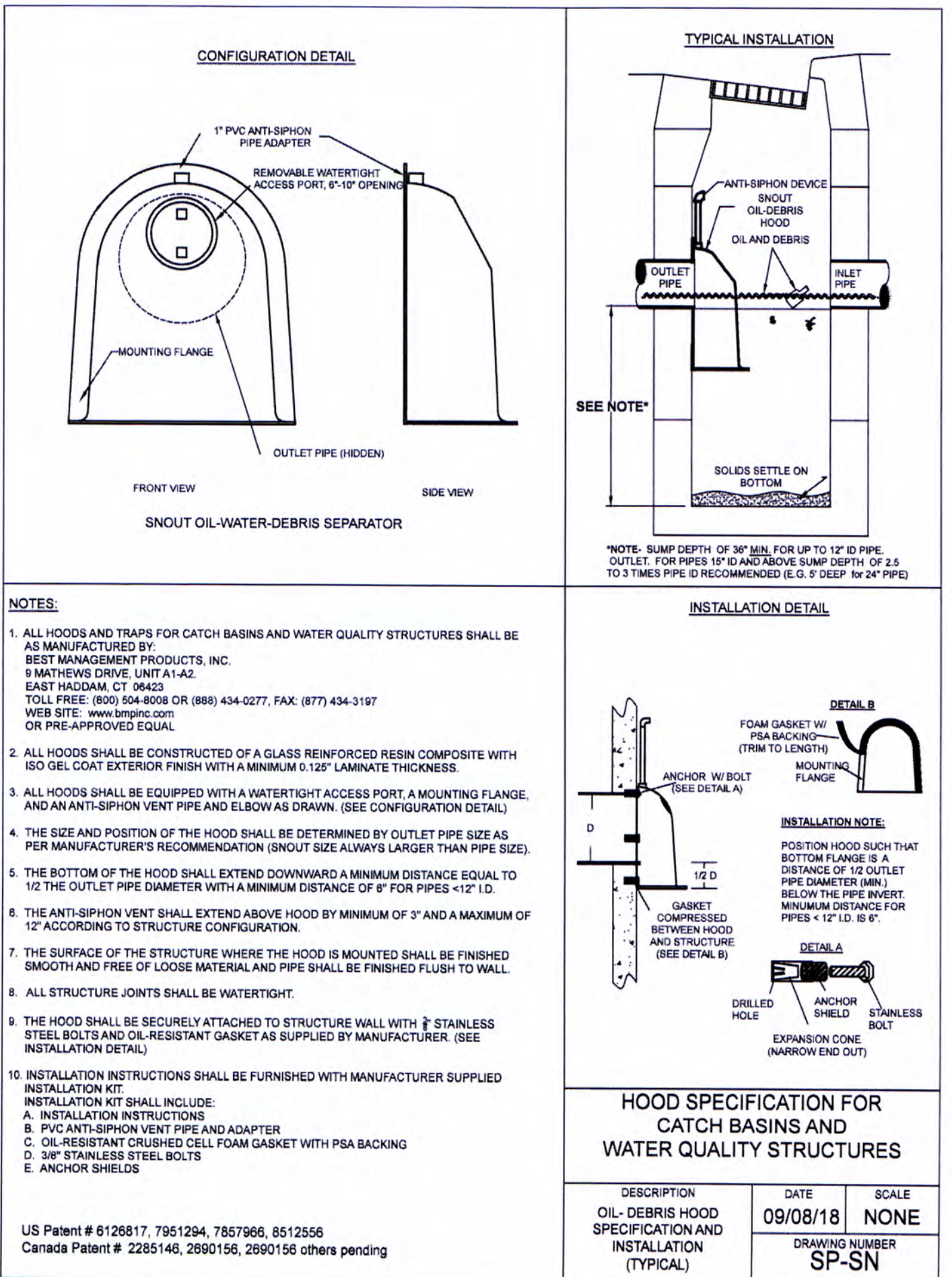
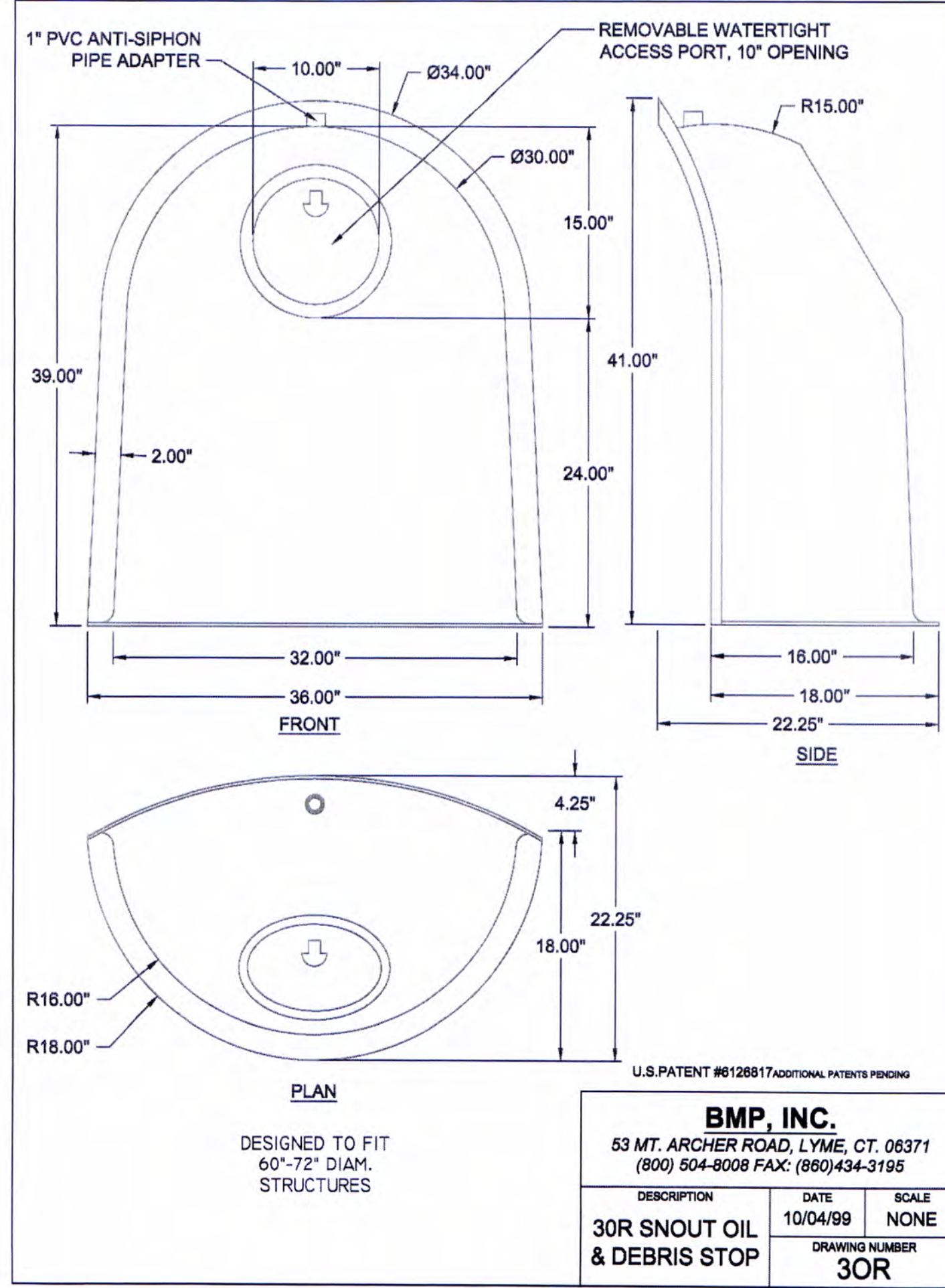
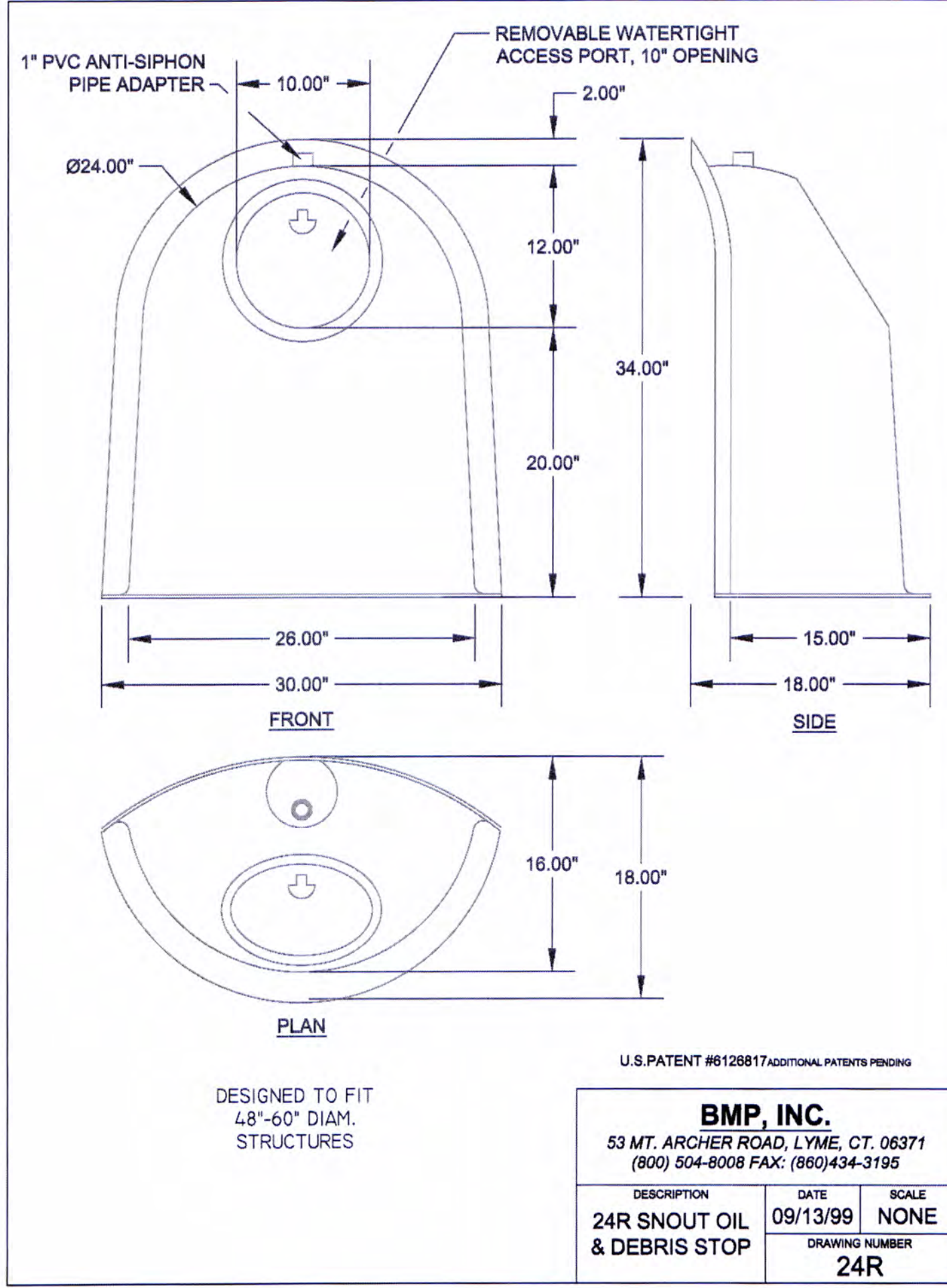
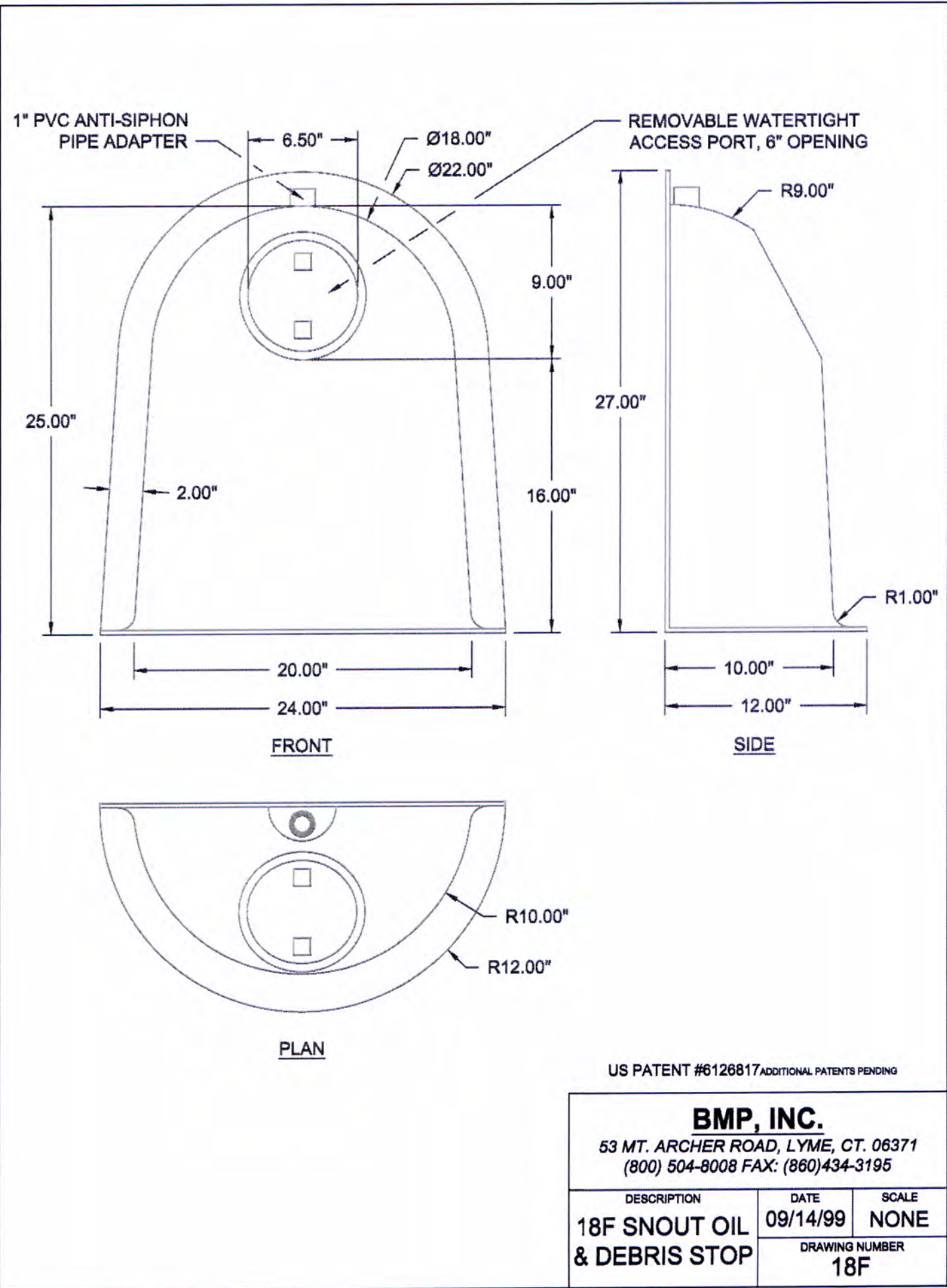


NOTES:

- CURB TO BE STAMPED AT ALL LOCATIONS WHERE ANY OF THE ABOVE CROSS UNDER OR PERPENDICULAR TO THE CURB, WHENEVER POSSIBLE.
- LETTER TO BE STAMPED PRIOR TO CONCRETE SETTING UP, WHENEVER POSSIBLE.
- STAMP TO BE A MINIMUM OF 1/2 INCH DEEP.

CURB STAMP

NOT TO SCALE



STORM SEWER DETAILS

THE SPRINGS OF CAMBRIDGE - SECTION 12

THE MARINA I.P.P.

11495 FALL CREEK ROAD
INDIANAPOLIS, IN 46256

CERTIFIED BY:

01-21-2021

REGISTERED
PE 10504820
STATE OF
INDIANA
PROFESSIONAL ENGINEER

INDIANA 891
FOR CALLS IN INDIANA
1-800-382-5544
CALL TOLL FREE

Drawn By:

C. WELLS

Checked By:

S. NORRIS EL / J. SWALDI EL

Quality Assurance:

C. WELLS

Scale: 1" = 1'-0"

Sheet

C705

Date

11-05-2020

Project Number

990460-30100

O:\1999\990460\30100\cad\Engr\C704-C706_Storm Sewer Details.dwg, November 6, 2020 3:53 PM, JARED SVA.DI, © Paul I. Cripe, Inc.

