

12/14

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

April 14, 2014

To: Hamilton County Drainage Board

Re: Springs of Cambridge Drain, Section 11A&B Arm

Attached is a petition filed by Marina I, LP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springs of Cambridge Drain, Section 11 A&B Arm to be located in 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. The drain will consist of the following:

32 ft. of 12" RCP 43 ft. of 15" RCP 1600' of 6" SSD

The total length of the new drain will be 1673 feet.

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

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$50.00 per platted lot, \$10.00 per acre for common areas, with a \$50.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain for Section 11A&B will be \$550.00.

The petitioner has submitted surety for the proposed drain. The sureties that are in the form of a Subdivision Bond from the developer are as follows:

Agent: Lexon Insurance Company
Date: January 13, 2014
Number: 1000574
For: Storm Sewer System
Amount: \$22,584.00

Agent: Lexon Insurance Company
Date: January 13, 2014
Number: 1000574
For: Monumentation
Amount: \$600.00

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

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement requests. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for Springs of Cambridge, Sec. 11 A&B as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for May 27, 2014.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/stc

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

JAN 14 2014

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

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of Springs of Cambridge Subdivision, Section
11 A and B 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 11 A & B, 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) bc 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.

Adobe PDF Ffillable Form

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, II
Printed Name

12/10/13
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, Sections 11A & 11B

On this 27th day of May, 2014, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Springs of Cambridge Drain, Sections 11A & 11B*.

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



Construction Cost Estimate

The Springs of Cambridge, Section 11 A and B

STORM SEWER SYSTEM

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>COST</u>
12" CLASS V RCP	32	LF	\$70.00	\$2,240
15" CLASS III RCP	43	LF	\$60.00	\$2,580
15" Conc. End Section	2	EA	\$750.00	\$1,500
Inlet, 30"by42" Box w/ sump + casting	2	EA	\$2,500.00	\$5,000
Inlet, 24"by36" Box + casting	2	EA	\$1,500.00	\$3,000
RIP-RAP Stabilization	2	EA	\$1,250.00	\$2,500
Snout	2	EA	\$1,000.00	\$2,000
Total Engineers Estimate				\$18,820

Surety for Storm Sewer 120% of Cost **\$22,584**

MONUMENTATION

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>COST</u>
4"by4" Precast Conc. Monument	1	EA	\$200.00	\$200
Copper Welds	3	EA	\$100.00	\$300
Total Engineers Estimate				\$500

Surety for Monumentation 120% of Cost **\$600**

HCDB-2014-00002

SUBDIVISION BOND

Bond No.: 1000574

Principal Amount: \$22,584.00

KNOW ALL MEN BY THESE PRESENTS, that we Allen Rosenberg, Marina I, LP, 11691 Fall Creek Road, Indianapolis, IN 46256 as Principal, and Lexon Insurance Company, 1919 S. Highland Avenue, Bldg. A, Suite 200, Lombard, Illinois 60148 an Illinois Corporation, as Surety, are held and firmly bound onto Hamilton County Board of Commissioners, One Hamilton County Square, Noblesville, IN. 46060, as Obligee, in the penal sum of Twenty Two Thousand Five Hundred Eighty Four and no/100 Dollars (\$22,584.00), lawful money of the United States of America, for the payment of which will and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Allen Rosenberg, Marina I, LP has agreed to construct in Springs of Cambridge Section 11, Subdivision in Hamilton County, IN the following improvements:

Springs of Cambridge 11 A and B

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvement herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect until released by the Obligee, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed per the requirement of the Obligee, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed, but only by doing a rider to this original bond.

Signed, sealed and dated, this 13th day of January, 2014.

Principal

Allen Rosenberg, Marina I, LP

By: Allen Rosenberg
Name and Title Allen E. Rosenberg Jr
Principal

Surety

Lexon Insurance Company

By: Marsha J. Dan
Name and Title _____

POWER OF ATTORNEY

LX - 127652

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Marsha Dawson, Robert W. Chitwood, Mary E. Robinson*****

John S. Flynn, Benita J. Mitten, Sally A. Moss, Barbara A. Konar, Linda J. Griggs*****

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,500,000.00, Two-million five hundred thousand dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

OFFICIAL SEAL MAUREEN K. AYE Notary Public, State of Illinois My Commission Expires 09/21/13

[Signature] Maureen K. Aye Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 13 Day of January, 20 14



[Signature] Philip G. Lauer Assistant Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

HCDB-2014-00003

SUBDIVISION BOND

Bond No.: 1000575

Principal Amount: \$600.00

KNOW ALL MEN BY THESE PRESENTS, that we **Allen Rosenberg, Marina I, LP, 11691 Fallcreek Road, Indianapolis, IN 46256** as Principal, and **Lexon Insurance Company, 1919 S. Highland Avenue, Bldg. A – Suite 300, Lombard, Illinois 60148** an Illinois Corporation, as Surety, are held and firmly bound onto Hamilton County Board of Commissioners, One Hamilton County Square, Noblesville, IN. 46060, as Obligee, in the penal sum of Six Hundred and no/100 Dollars (**\$600.00**), lawful money of the United States of America, for the payment of which will and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, **Allen Rosenberg, Marina I, LP** has agreed to construct in **Springs of Cambridge Section 11** Subdivision, in Hamilton County, IN the following improvements:

Monumentation - Springs of Cambridge Section 11 A and B

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvement herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect until released by the Obligee, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed per the requirement of the Obligee, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed, but only by doing a rider to this original bond.

Signed, sealed and dated, this 13th day of January, 2014.

Principal

Allen Rosenberg, Marina I, LP

By: *Allen Rosenberg*
Name and Title: *Marina I. Rosenberg*
Principal

Surety

Lexon Insurance Company

By: *Marsha Dawson*
Name and Title *Marsha Dawson*
Attorney-in-Fact

POWER OF ATTORNEY

LX - 127653

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Marsha Dawson, Robert W. Chitwood, Mary E. Robinson*****

John S. Flynn, Benita J. Mitten, Sally A. Moss, Barbara A. Konar, Linda J. Griggs*****

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

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Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,500,000.00, Two-million five hundred thousand dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

OFFICIAL SEAL MAUREEN K. AYE Notary Public, State of Illinois My Commission Expires 09/21/13

[Signature] Maureen K. Aye Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this ___ Day of ___, 20__.



[Signature] Philip G. Lauer Assistant Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



Lexon Insurance Company
Bond Safeguard Insurance Company

RIDER



Attaching to **LEXON INSURANCE COMPANY** Bond No. 1000574 issue on **January 13, 2014** for Allen Rosenberg, Marina I, LP, (hereinafter called the Principal), in favor of Hamilton County Board of Commissioners, (hereinafter called the Obligee).

It is hereby understood and agreed that the said bond is **AMENDED** as follows:

The description of the improvements is changed

FROM: Springs of Cambridge 11 A and B

TO: Springs of Cambridge 11 A and B Storm Sewer

Said Bond shall be subject to all its terms, conditions, and limitations, except as herein expressly modified.

This bond Rider shall become effective January 13, 2014.

IN WITNESS WHEREOF, Lexon Insurance Company has caused its corporate seal to be hereunto affixed this 10th day of April, 2014.

Lexon Insurance Company
(Surety)

BY: Marsha J. Dawson
Marsha J. Dawson, Attorney-In-Fact

POWER OF ATTORNEY

LX - 127655

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint: Marsha Dawson, Robert W. Chitwood, Mary E. Robinson*****

John S. Flynn, Benita J. Mitten, Sally A. Moss, Barbara A. Konar, Linda J. Griggs*****

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Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY [Signature] David E. Campbell President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

OFFICIAL SEAL MAUREEN K. AYE Notary Public, State of Illinois My Commission Expires 09/21/13

[Signature] Maureen K. Aye Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Woodridge, Illinois this 10 Day of April, 20 14.



[Signature] Philip G. Lauer Assistant Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Springs of Cambridge Drain, Sections 11A & 11B Arms

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, Sections 11A & 11 B Arms** on **May 27, 2014** at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Springs of Cambridge Drain, Sections 11A & 11B

NOTICE

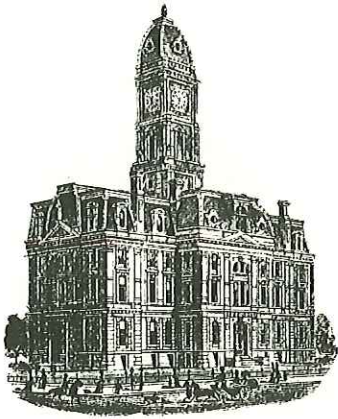
Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **May 27, 2014** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial 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

KCW



SURVEYOR'S OFFICE
Hamilton County

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

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

To: Hamilton County Drainage Board

February 18, 2015

Re: Springs of Cambridge Drain: Section 11A & B Arm

Attached are as-builts, certificate of completion & compliance, and other information for Springs of Cambridge Section 11A & B. 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 April 14, 2014. The report was approved by the Board at the hearing held May 27, 2014. (See Drainage Board Minutes Book 15, Pages 417-419) The changes are as follows: the 15" RCP was shortened from 43 feet to 37 feet. The 6" SSD was lengthened from 1600 feet to 1643 feet. The length of the drain due to the changes described above is now **1712 feet**.

The non-enforcement was approved by the Board at its meeting on May 27, 2014 and recorded under instrument #2014024033. The following sureties were guaranteed by Lexon Insurance Company and released by the Board on its February 17, 2015 meeting.

Bond-LC No: 1000574
Insured For: Storm Sewers
Amount: \$22,584.00
Issue Date: January 13, 2014

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

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: *The Springs of Cambridge Sections 11A + 11B*

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: *Paul E. Klodzen* Date: *12/4/2014*

Type or Print Name: *Paul E. Klodzen*

Business Address: *3939 Priority Way S. Drive Suite 200*
Indpls, IN 46240

Telephone Number: *317-844-6777*

SEAL

INDIANA REGISTRATION NUMBER

LS20400015

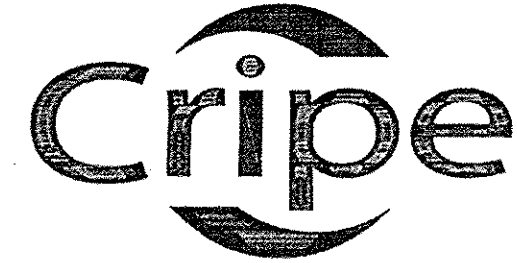
OWNER:

MARINA I, LP.

11691 FALL CREEK ROAD
INDIANAPOLIS, IN 46256

Ph. (317) 845-0270 FAX (317) 845-0766

ENGINEER/SURVEYOR:

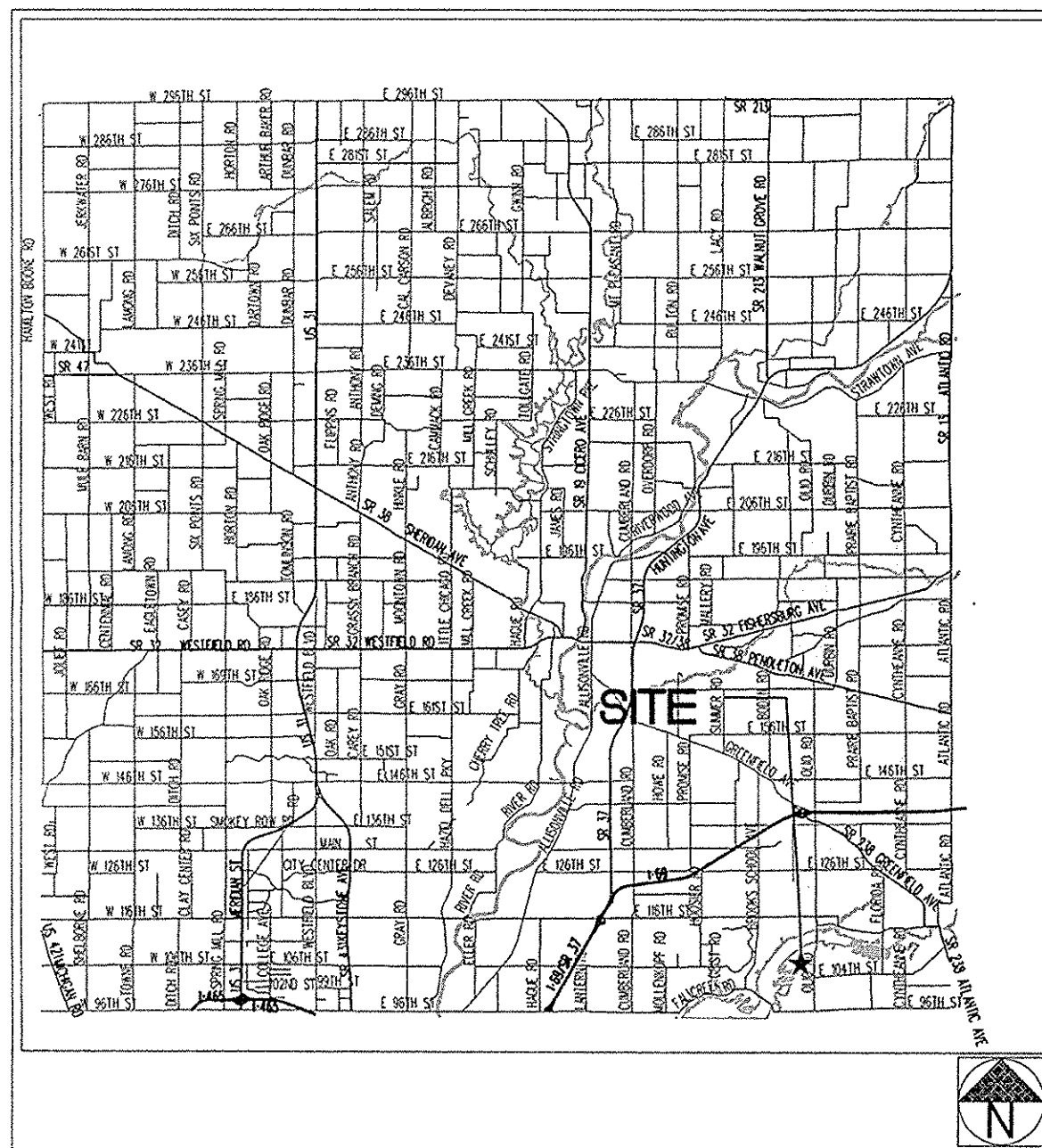


Architects + Engineers

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3939 PRIORITY WAY SOUTH DRIVE, SUITE 400
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6464

RECORD DRAWINGS FOR THE SPRINGS OF CAMBRIDGE SECTION 11 A AND B

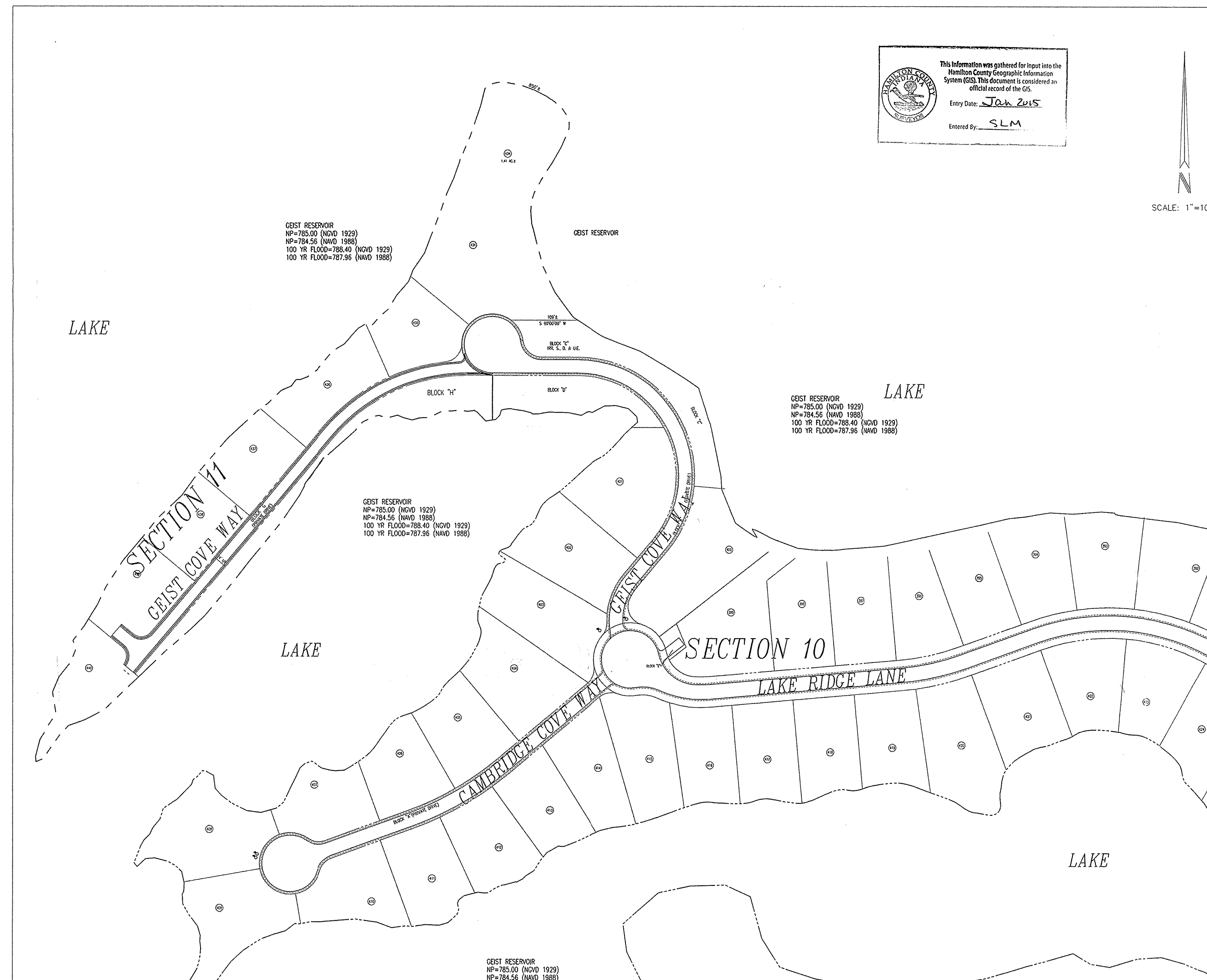


THOROUGHFARE PLAN

1" = 20,000'

Notes:

- 1) The Contractor shall schedule a stormwater infrastructure pre-construction meeting with the Town of Fishers Department of Engineering prior to any construction on the site being started.
- 2) The final stormwater infrastructure inspection will not be performed by the Town of Fishers Department of Engineering until all utilities are completed and final site erosion stabilization is completed.
- 3) The design and construction shall comply with the current Town of Fishers Construction Specifications and Standard Construction Details. The omission of any current standard detail does not relieve the contractor from this requirement.
- 4) The design and construction shall comply with ADA requirements.



This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
Entry Date: Jan 2015
Entered By: SLM

SCALE: 1"=100'

DESIGN DATA

Project Address:	WEST SIDE OF OLIO ROAD 1/4 MILE NORTH OF 104TH STREET FISHERS, IN
Project Area:	4.47 ACRES
Proposed Land Use:	Single-Family Residential
Current Zoning:	R2
No. Lots and Lots/Acre:	Total = 7 Lots AND 157 Lots/Acre
Roadway Length:	Geist Cove Way - 770 LF (PRIVATE) Total linear footage of roads - 770 LF
Design Speed:	20 MPH (Miles per Hour - PRIVATE)
Length of storm pipe	77 linear feet
Impervious surfaces:	16229 square feet
-Geist Cove Way	

INDEX

SHTS	DESCRIPTION
CS	COVER SHEET
C501	UTILITY PLAN
C701	STORM PLAN AND PROFILE
C702	STORM SEWER DETAILS

BENCHMARKS

HSE REFERENCE BENCHMARK: HSE DISC (POINT #HSE10) IN CONCRETE AT THE ENTRANCE TO ASHFORD POINTE ON THE WEST SIDE OF DEERSTONE LANE, 17.0 FEET WEST OF BACK OF CURB, 29.4 FEET SOUTHWEST OF BACK OF CURB AT CLRB INLET & 13.0 FEET SOUTHEAST OF A FIRE HYDRANT.
ELEV. = 802.20 (NAVD 1988 DATUM)

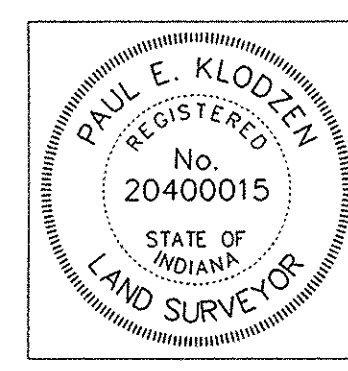
PROJECT BENCHMARK: CUT X ON THE SOUTH CURB INLET ON KINGSTON DRIVE APPROXIMATELY 215 FEET EAST OF THE INTERSECTION OF KINGSTON DRIVE AND LAKE RIDGE LANE.
ELEV. = 795.52 (NAVD 1988 DATUM)

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RECORD DRAWINGS PREPARED BY: PEK

CERTIFIED NOVEMBER 24, 2014

Paul E. Klodzen
PAUL E. KLODZEN, P.S. #20400015



CONTACT CO. / PERSON FOR

	NAME	PHONE NO.	FAX NO.
OWNER/DEVELOPER	THE MARINA I LIMITED PART.	(317) 845-0270	(317) 845-0766
FISHERS PLANNING DEPT.	TOM DICKEY	(317) 595-3120	(317) 595-3194
TRAFFIC	TOWN OF FISHERS	(317) 595-3166	
POWER	CENTRAL INDIANA POWER	(317) 462-4417	
CO.SURVEYOR	KENT WARD	(317) 776-8495	(317) 776-9628
WATER	CITIZENS WATER	(317) 327-5772	
GAS	INDIANA GAS CO.	(317) 594-3700	
TELEPHONE	HANCOCK RURAL	(317) 326-8031	
SANITARY/SEWER	JIM HART	(317) 577-1150	(317) 577-3642
EROSION	TOWN OF FISHERS	(317) 595-3139	(317) 595-3160
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CRIFE TEAM 317-844-6777 EXT. NO.

PROJECT ENGINEER	PAUL KLODZEN, RLS, EI	6467
PROJECT SURVEYOR	TERRY MILLER	6445
QUALITY ASSURANCE	CHRIS WISEMAN	6429

DWG. TYPE	FILE NUMBER

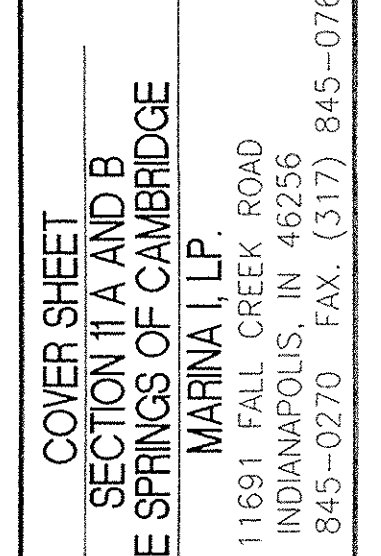
Revision	Date	Description
01-07-10		REVISED PER TOWN OF FISHERS ENGINEERING COMMENTS
05-04-10		REVISED PER TOWN OF FISHERS ENGINEERING COMMENTS
11-18-10		REVISED PER TOWN OF FISHERS ENGINEERING COMMENTS
07-23-13		SUBMIT TO CEC FOR FINAL APPROVAL
08-12-13		RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
09-05-13		RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
10-11-13		RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
11-17-13		UPDATE STORM SEWER AND WATERLINE PER TOWN AND CEC

ARCHITECTURE
EXTERIOR PLANNING
INTERIOR DESIGN
CIVIL ENGINEERING
LAND SURVEYING
GIS
LAND SURVEYING
11-22-13 UPDATE WATER LATERALS AT SANDOZ REQUEST
02-27-14 REVISIONS

3939 PRIORITY WAY SOUTH DRIVE, SUITE 400
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(317) 844-6777 FAX (317) 706-6464
E-MAIL: crife@cripe.com



COVER SHEET
SECTION 11A AND B
THE SPRINGS OF CAMBRIDGE
MARINA I, LP.
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INDIANAPOLIS, IN 46256
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11/12/13

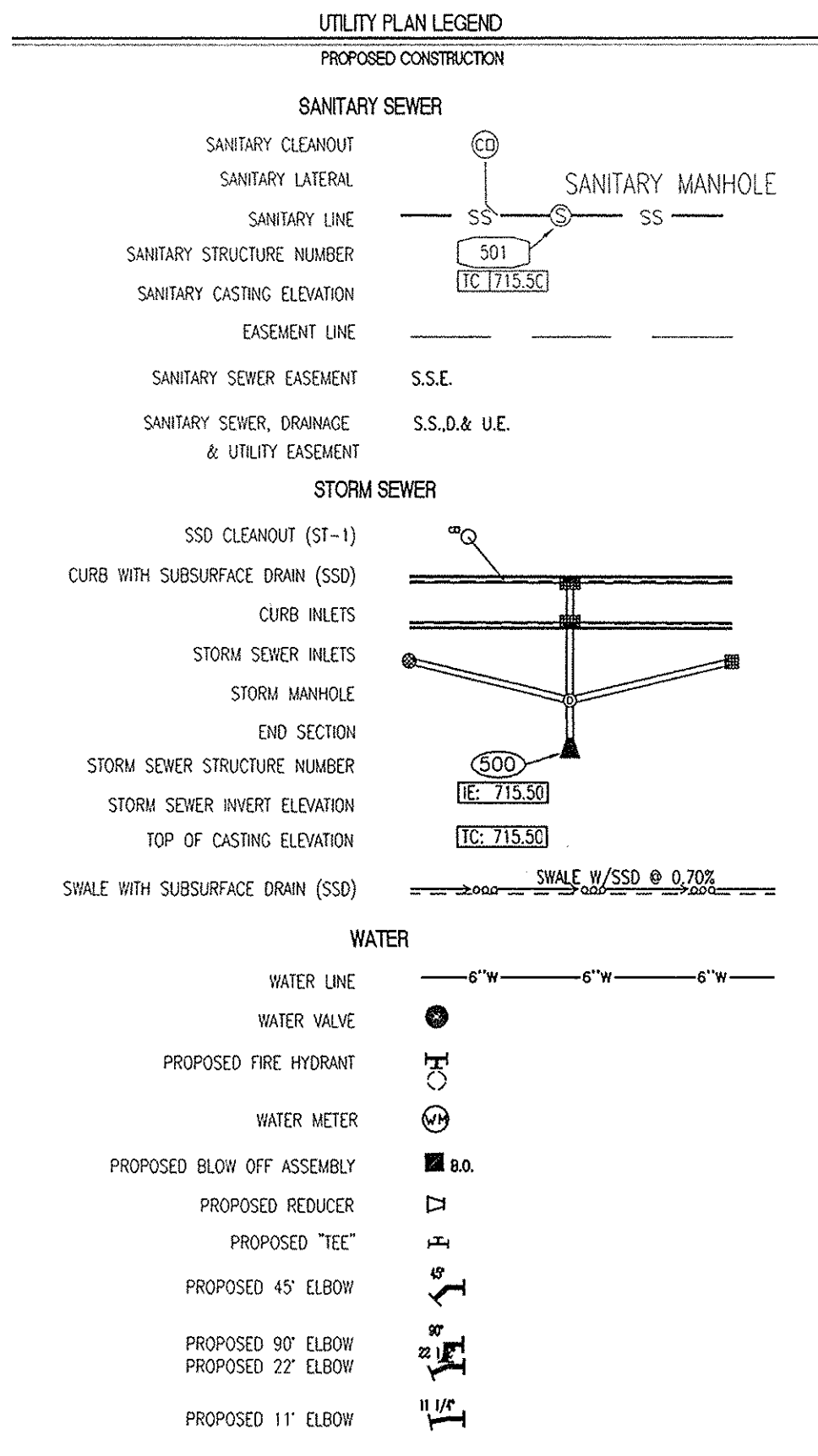
Drawn By: PEK
Checked By: DAL
Quality Assurance: CMW

Scale: 0' 1" = 10'
Sheet: CS
Date: 10-11-13
Project Number: 0990460-30060

GEIST RESERVOIR
 NP=785.00 (NGVD 1929)
 NP=784.56 (NAVD 1988)
 100 YR FLOOD=788.40 (NGVD 1929)
 100 YR FLOOD=787.96 (NAVD 1988)

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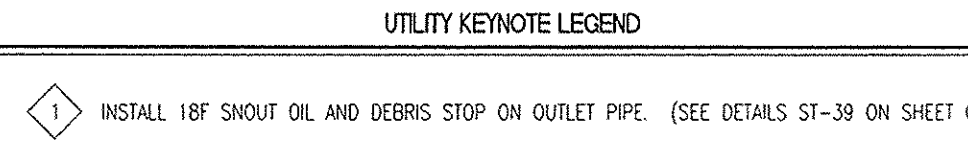


- UTILITY PLAN NOTES:**
- SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
 - WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
 - LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
 - PLASTIC WATER LINES ARE TO BEAR THE NSF SEAL OF APPROVAL AND MEET COMMERCIAL STANDARD NO. 256-3, PRODUCT STANDARD 22-70, OR ASTM D 2441.
 - SEE SHEET C702 AND FISHERS DETAIL SHEETS FOR STORM SEWER DETAILS.
 - SEE SHEET C802 AND C803 FOR SANITARY SEWER DETAILS.
 - SEE SHEET C901 FOR WATER MAIN CONSTRUCTION.

NOTE: A ROAD CUT WILL NOT BE PERMITTED FOR THE INSTALLATION OF THE WATER LINE, OR ANY OTHER UTILITIES.

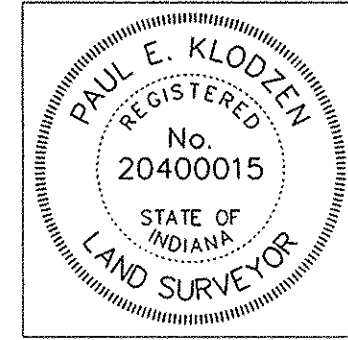
NOTE: NO WATER MAIN VALVES WILL BE PLACED WITHIN THE STREET PAVEMENT OR CURB.

NOTE: WHERE EXISTING DRAIN TILE OR FIELD TILE ARE ENCOUNTERED, WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.



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RECORD DRAWINGS PREPARED BY: PEK
 CERTIFIED NOVEMBER 24, 2014
 PAUL E. KLODZEN, P.S. #20400015



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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.

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 1-800-428-5200
 FOR CALLS OUTSIDE OF INDIANA

Scale: 1" = 50'

Sheet: C501

Date: 10-11-13

Project Number: 0990460-30060

UTILITY PLAN SECTION 11A AND B THE SPRINGS OF CAMBRIDGE MARINA I, LP.

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 PH: (317) 845-0270 FAX: (317) 845-0766

CRIBE Architects + Engineers
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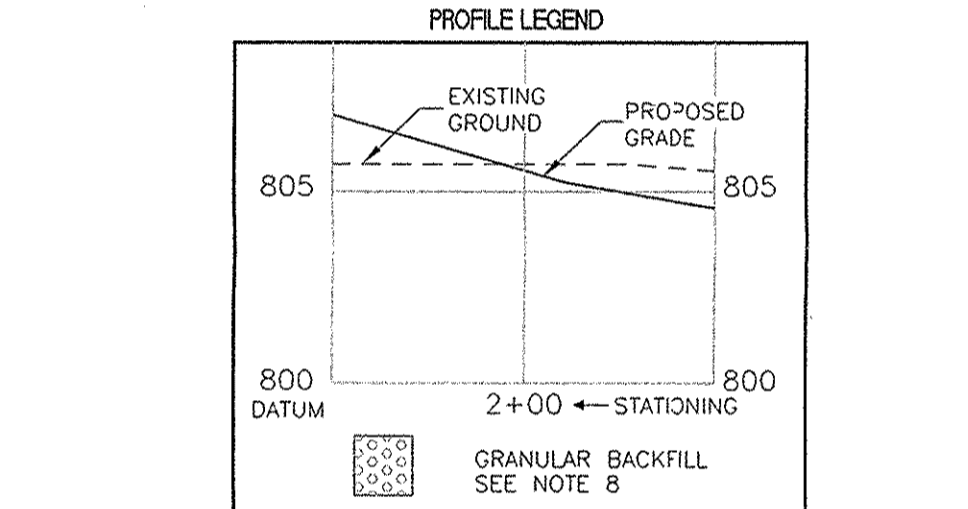
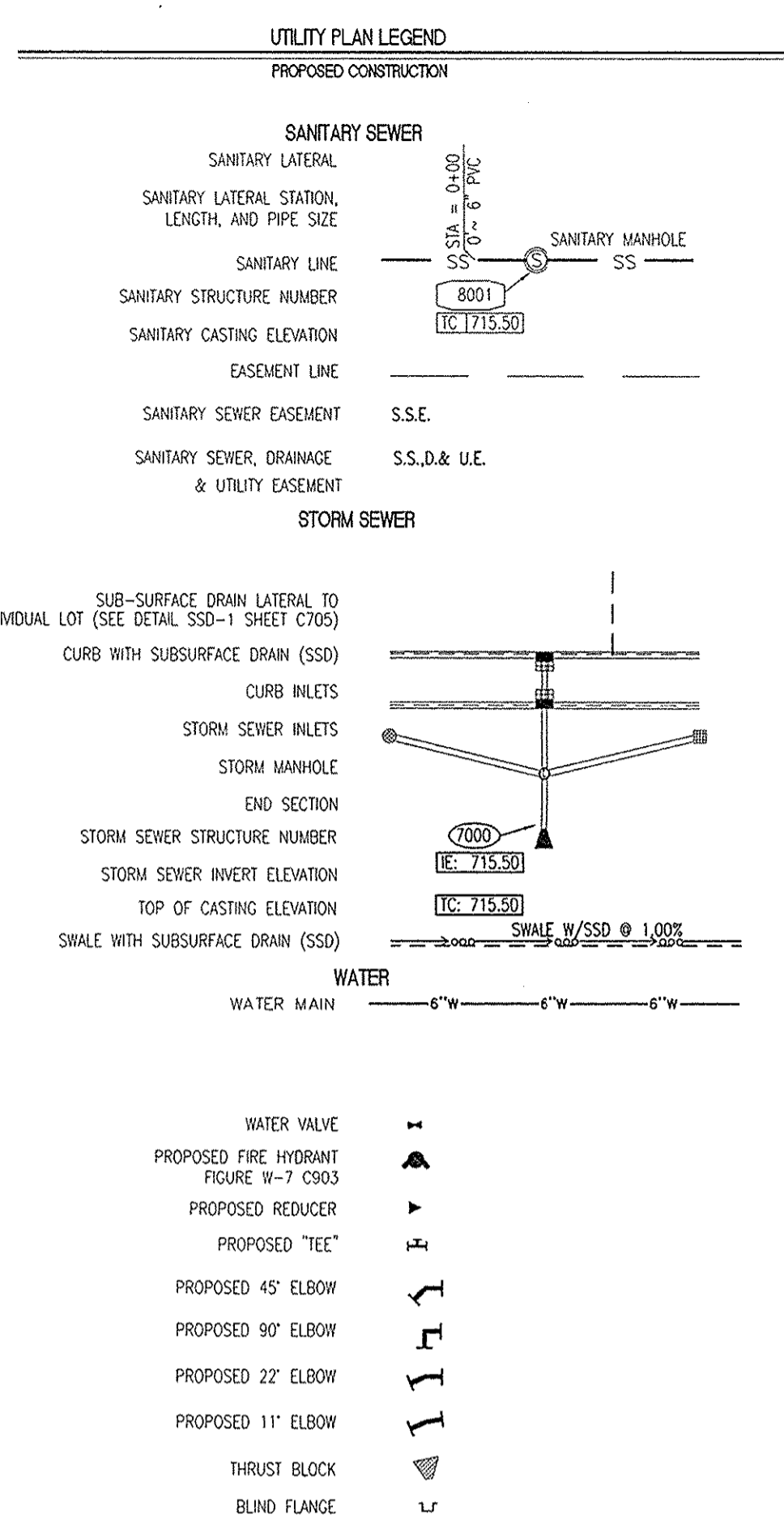
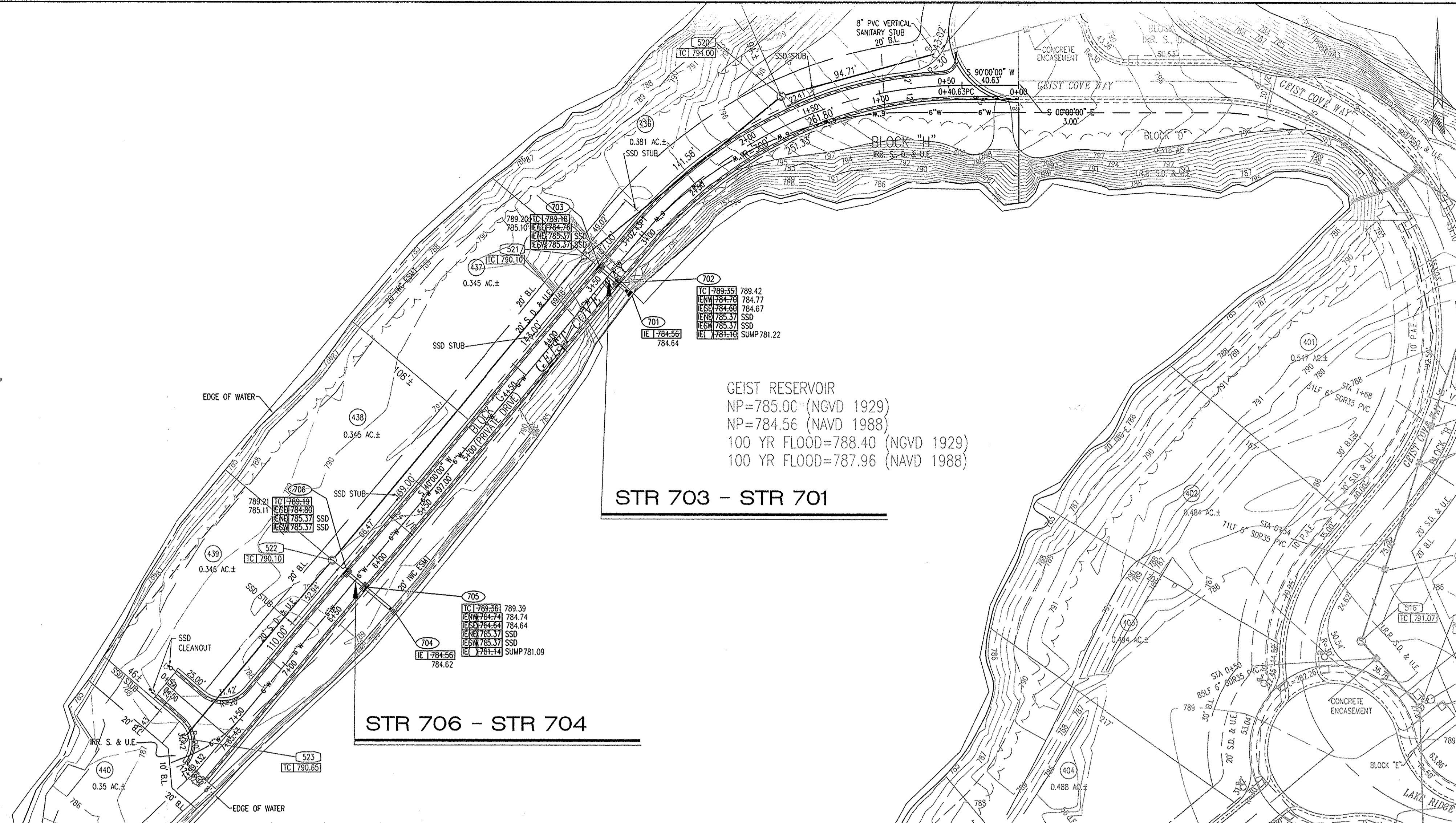
3939 PRIORITY WAY SOUTH DRIVE, SUITE 400 INDIANAPOLIS, INDIANA 46240
 (317) 844-0777 FAX (317) 706-6464
 Email: cribe@cribe.biz

Revision: Description: Date: Entered By: 01-07-10 REVISION PER TOWN OF FISHERS ENGINEERING COMMENTS 05-04-10 REVISION PER TOWN OF FISHERS ENGINEERING COMMENTS 11-18-10 REVISION PER TOWN OF FISHERS ENGINEERING COMMENTS 07-23-11 SUBMIT TO CEG FOR FINAL APPROVAL 08-12-11 RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL 09-06-11 RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL 10-11-11 RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL 11-12-11 UPDATE WATER UTILITY AT S4850 REQUEST 02-27-14 REVISIONS

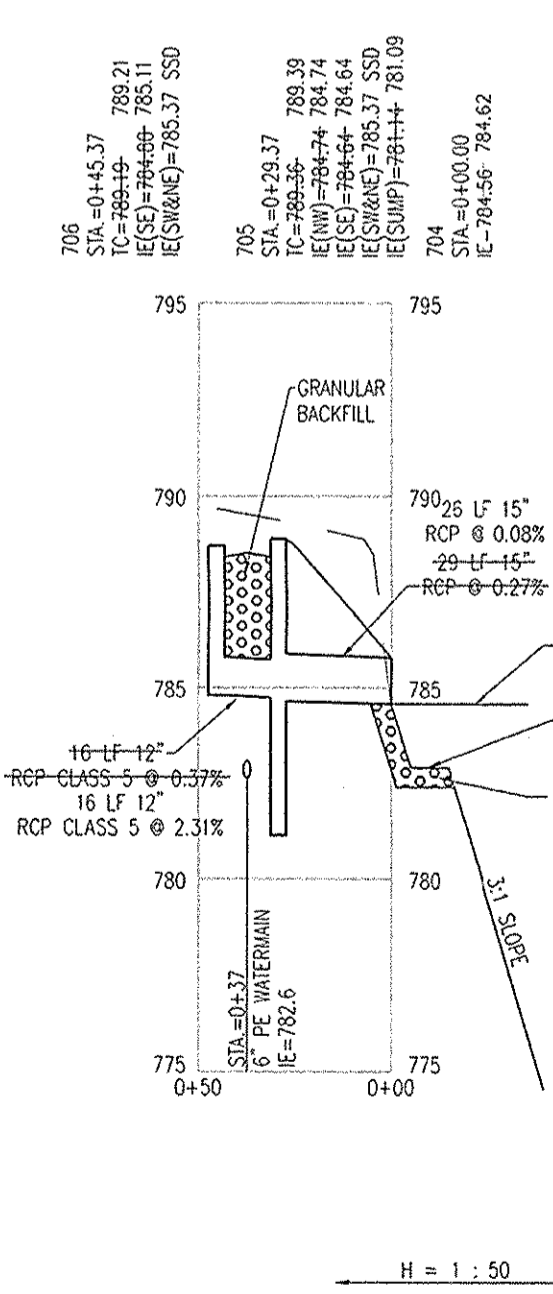
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11/12/13

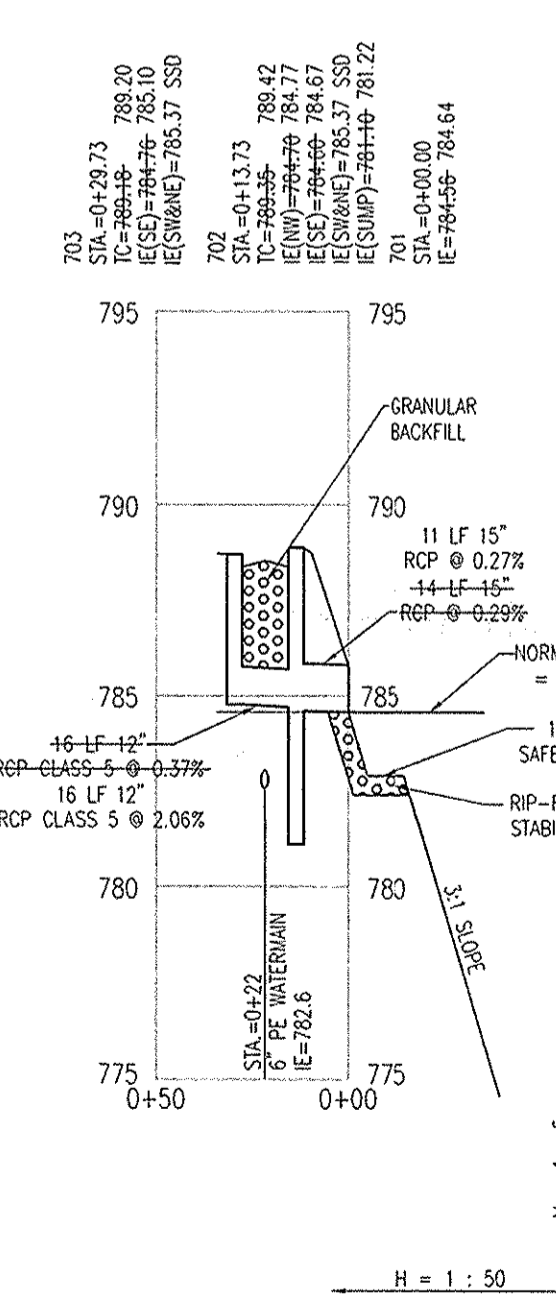
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 Checked By: DAL
 Quality Assurance: CMW
 Scale: 1" = 50'
 Sheet: C501
 Date: 10-11-13
 Project Number: 0990460-30060



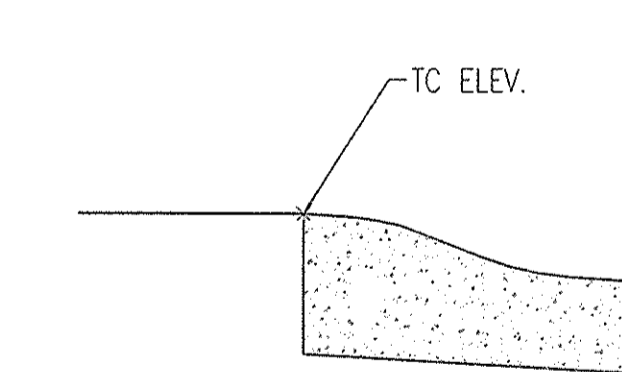
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STR 704 - STR 706
 HOR. SCALE: 1" = 50'
 VER. SCALE: 1" = 5'



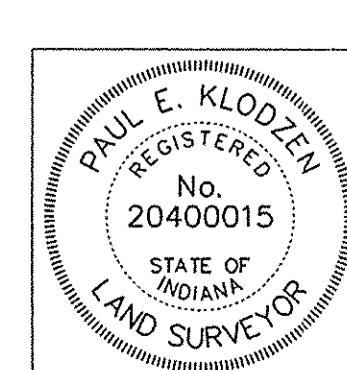
STR 701 - STR 703
 HOR. SCALE: 1" = 50'
 VER. SCALE: 1" = 5'



TC ILLUSTRATION
 NO SCALE

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RECORD DRAWINGS PREPARED BY: PEK
 CERTIFIED NOVEMBER 24, 2014
 Paul E. Klodzen
 PAUL E. KLODZEN, P.S. #20400015



- STORM SEWER PLAN AND PROFILE NOTES:**
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
 - IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
 - ALL STRUCTURES SHALL HAVE CASTINGS, JOINTS, LIFT RINGS, STEPS AND PIPE CONNECTIONS WELL GROUTED, TROWELED SMOOTH AND BRUSH FINISHED.
 - ALL STRUCTURES (IE: MANHOLES, INLETS) SHALL HAVE FLOURED FLOW LINES AND BENCH WALLS. THE FLOW LINES AND BENCH WALLS SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
 - FIELD ADJUSTMENTS OF TOP OF CASTING (T.C.) OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. ADJUSTMENTS EXCEEDING FIVE TENTHS (0.5) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE AT NO COST TO THE OWNER.
 - STORM STRUCTURES WITH INLET CASTINGS SHALL BE SET TO MAINTAIN A POSITIVE DRAINAGE FLOW INTO THE STRUCTURE.
 - STORM PIPE INVERTS AT OUTLET STRUCTURES (IE: END SECTIONS), AND PIPE LENGTHS MAY REQUIRE FIELD ADJUSTMENTS TO MEET ACTUAL FIELD CONDITIONS.
 - FULL DEPTH GRANULAR BACKFILL SHALL BE REQUIRED UNDER AND WITHIN (5) FEET OF ALL PAVED AREAS, INCLUDING CURBS, EDGE OF PAVEMENT, AND SIDEWALKS.
 - SEE SHEETS C702 AND TOWN OF FISHERS DETAIL SHEETS FOR STORM SEWERAGE DETAILS.
 - PIPES LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE END SECTIONS.
 - STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. T OR Y BLIND CONNECTIONS ARE NOT ALLOWED.
 - STEPS SHALL BE PROVIDED IN ALL INLETS AND CATCHBASINS THAT ARE LARGER THAN 24 INCH BY 24 INCH (INTERIOR DIMENSIONS).
 - STRUCTURES RECEIVING SUB-SURFACE DRAIN (SSD) SHALL HAVE BOTH PORTS CORE DRILLED. T OR Y BLIND CONNECTIONS ARE NOT ALLOWED.
 - ALL SSD SHALL BE CAPPED AT ALL END RUNS WITH AN HOPE CAP.

NOTE: ALL STREET CROSSINGS SHALL BE BACKFILLED WITH FULL DEPTH GRANULAR MATERIAL COMPACTED MECHANICALLY IN LIFTS.

NOTE: ALL STORM WATER CASTINGS SHALL CONTAIN A MESSAGE AT THE TOP OF THE CASTING STATING "DUMP NO WASTE - DRAINS TO WATERWAY" OR "DUMP NO WASTE - DRAINS TO FRESH WATER".

"MOLY MOLY" SAYS CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU DIG IT'S THE LAW.
CAUTION
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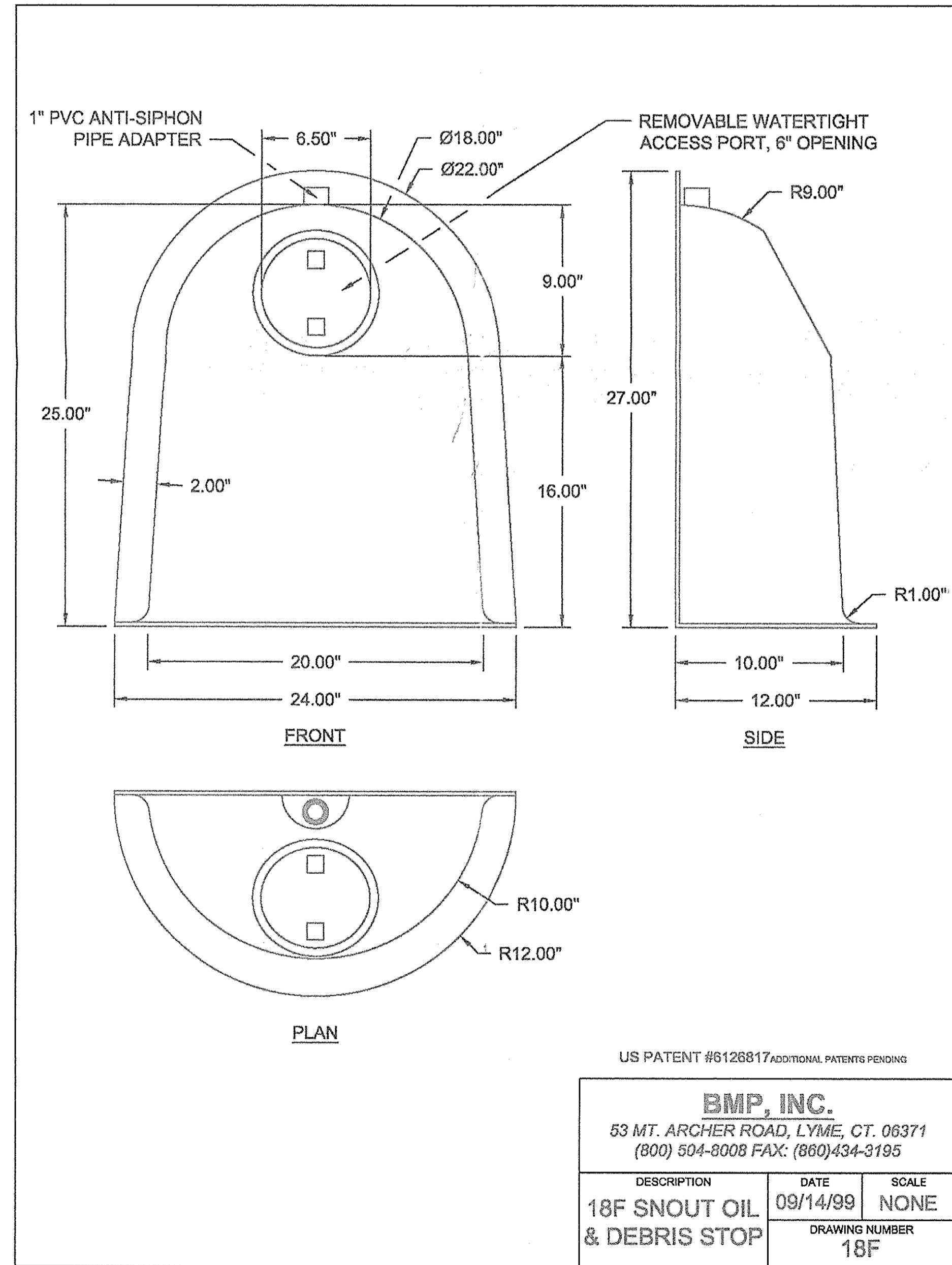
ARCHITECTURE: 01-07-10 REVISED PER TOWN OF FISHERS ENGINEERING COMMENTS
 INTERIOR DESIGN: 05-04-10 REVISED PER TOWN OF FISHERS ENGINEERING COMMENTS
 CIVIL ENGINEERING: 11-18-10 REVISED PER TOWN OF FISHERS ENGINEERING COMMENTS
 LAND SURVEYING: 07-23-11 SUBMIT TO CEC FOR FINAL APPROVAL
 OWNERS REPRESENTATION: 08-12-11 RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
 CONTRACT ADMINISTRATION: 09-06-11 RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
 10-11-11 RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
 11-17-11 UPDATE STORM SEWER AND WATERWAY ALIGNMENT TO TOWN AND 12C

ARCHITECTURE: 3939 PRIORITY WAY SOUTH DRIVE, SUITE 420
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STORM PLAN AND PROFILE
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 Quality Assurance: CMW
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 Project Number: 0990460-30060

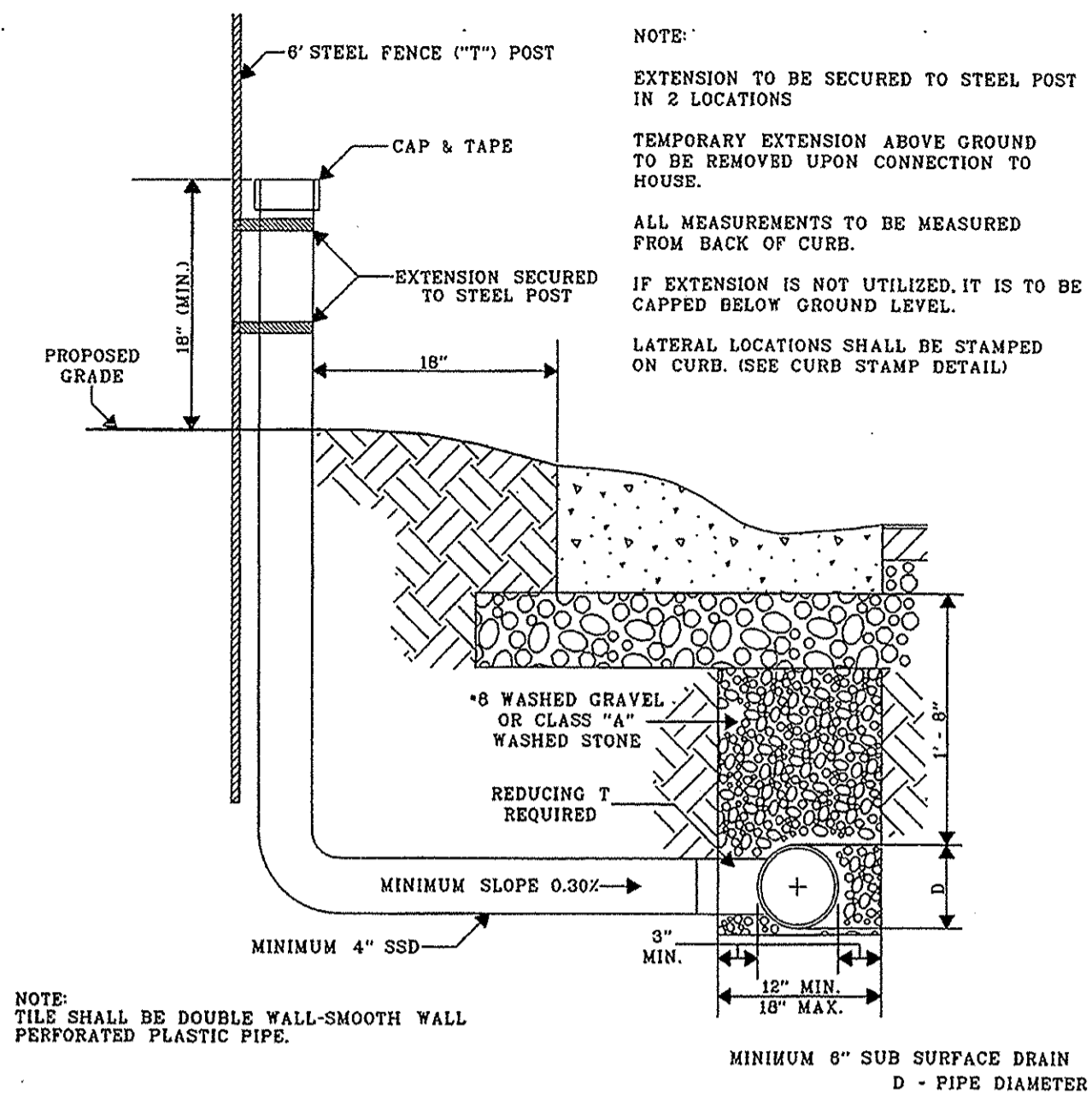


US PATENT #6126817 ADDITIONAL PATENTS PENDING

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
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DESCRIPTION	DATE	SCALE
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	DRAWING NUMBER	
	18F	

ST-39 18F SNOOT OIL AND DEBRIS STOP
NO SCALE

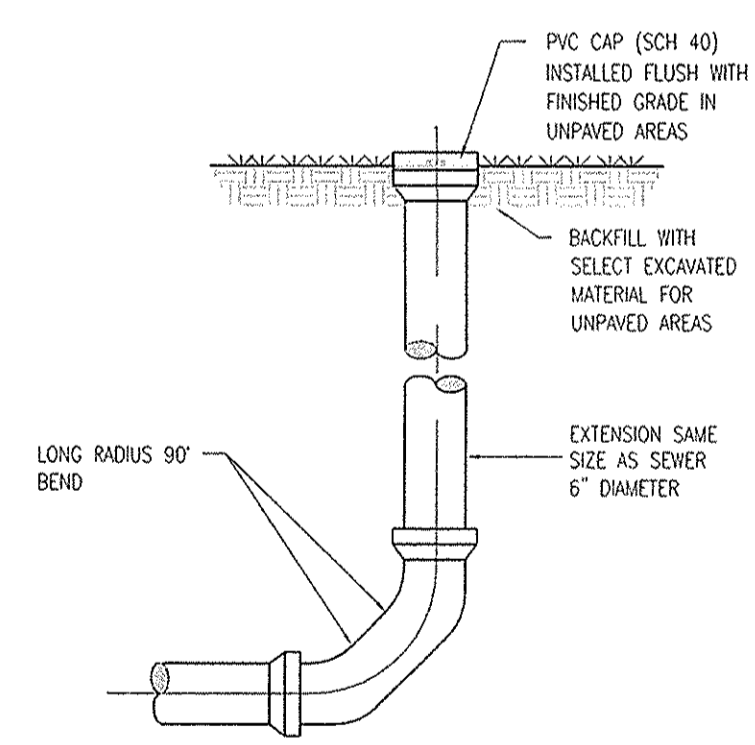


TYPICAL SSD LATERAL
TO INDIVIDUAL LOTS ALONG STREETS
SSD-1
(DRAWING NOT TO SCALE)

STRUCTURE DATA TABLE

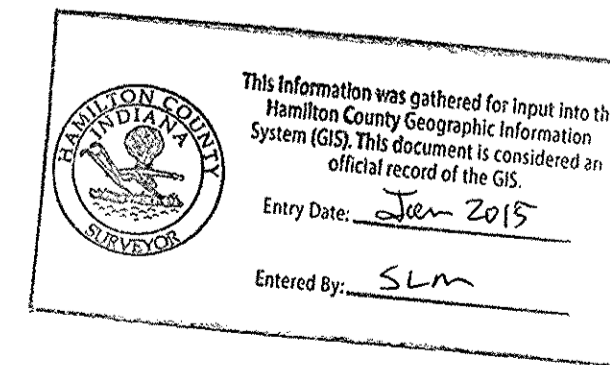
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302				15'		BOX SECTION		18"	SE SIDE
303				15'		BOX SECTION		18"	SE SIDE
304				15'		BOX SECTION		18"	SE SIDE
305				15'		BOX SECTION		18"	SE SIDE
306				15'		BOX SECTION		18"	SE SIDE

NOTE: TABLE TO BE LOCATED ON DEVELOPMENT PLAN



NOTE: INSTALL CLEANOUT A MINIMUM OF 1' BEHIND CURB

ST-1 SSD CLEANOUT
NO SCALE

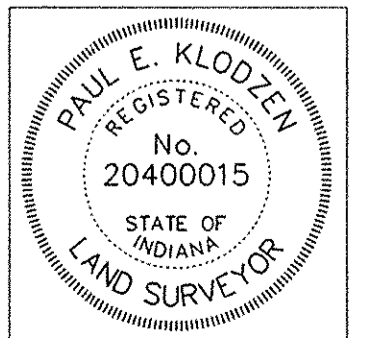


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CERTIFIED NOVEMBER 24, 2014

PAUL E. KLODZEN, P.S. #20400015



Revision	Date	Description
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5	08-12-13	RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
6	09-05-13	RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
7	10-11-13	RESUBMIT TO TOWN OF FISHERS FOR FINAL APPROVAL
8	11-12-13	UPDATE STORM SEWER AND WATERLINE RESUBMIT TO TOWN AND CEG

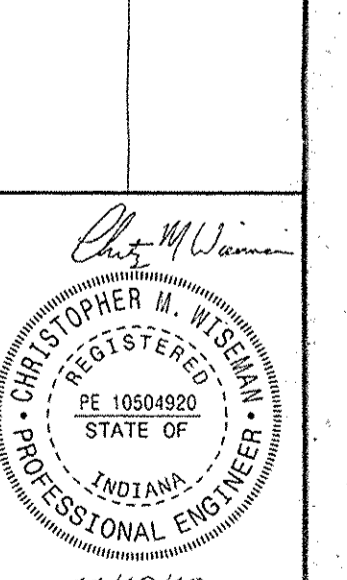
ARCHITECTURE
EQUIPMENT PLANNING
CONCEPT DESIGN
LAND PLANNING
LAND SURVEYING
OWNERS REPRESENTATION
LATERALS AT SAMCO REQUEST

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INDIANAPOLIS, INDIANA 46220
(317) 844-6777 FAX (317) 706-6444
E-Mail: crpe@crpe.biz

11-22-13 UPDATE WATER
02-27-14 REVISIONS



STORM SEWER DETAILS
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THE SPRINGS OF CAMBRIDGE
MARINA I, LP
11691 FALL CREEK ROAD
INDIANAPOLIS, IN 46256
PH. (317) 845-0270 FAX. (317) 845-0766



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Project Number:	0990460-30060