

Kew

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

January 31, 2017

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Bluffs at Flat Fork, Sec. 1 Arm

Attached is a petition filed by North Connecticut Development Corporation (Republic Development), along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Vermillion Drain, The Bluffs at Flat Fork, Sec. 1 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. As per the plans by Weihe Engineers, Project No. W15.0063, the drain will consist of the following:

12" RCP	364 ft.	27" RCP	144 ft.
15" RCP	1,391 ft.	30" RCP	189 ft.
18" RCP	948 ft.		
21" RCP	513 ft.	6" SSD	6,225 ft.
24" RCP	258 ft.	Open (ponds)	412 ft.

The total length of the drain will be 10,444 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 detention ponds (Ponds #6 and #7) are to be considered part of the regulated drain. This is consistent with the ponds in other Vermillion sections. The maintenance of the ponds shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds such as sediment removal, and erosion control along the banks, mowing and aquatic vegetation control will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained, thereby, allowing no fill or easement encroachments.

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 1 will be \$2,579.50.

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

Agent: Standard Financial Corporation  
Date: April 14, 2016  
Number: 1215BFF1  
For: Storm Sewers  
Amount: \$308,074.20  
HCDB-2016-00007

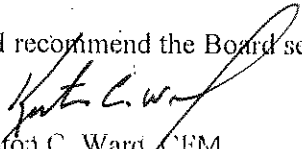
Agent: Standard Financial Corporation  
Date: April 14, 2016  
Number: 1214BFF1  
For: Erosion Control  
Amount: \$65,432.63  
HCDB-2016-00006

Agent: Standard Financial Corporation  
Date: April 14, 2016  
Number: 1216BFF1  
For: Monumentation  
Amount: \$4,446.00  
HCDB-2016-00008

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 Bluffs at Flat Fork, Sec. 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for March 27, 2017.

  
Kenton C. Ward, CFM  
Hamilton County Surveyor  
KCW/stc

FILED  
AUG 31 2015

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

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                     The Bluffs at Flat Fork                     Subdivision, Section  
                    One                     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           The Bluffs @ Flat Fork - Section One          , 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**

FLAT FORK PARTNERS, LLC

Douglas B. Wagner, Sr VP  
Signed North Conn. Dev. Corp, Manager

DOUGLAS B. WAGNER  
Printed Name

July 20, 2015  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

FINDINGS AND ORDER


CONCERNING THE MAINTENANCE OF THE


Vermillion Drain,  
The Bluffs at Flat Fork Section 1 Arm

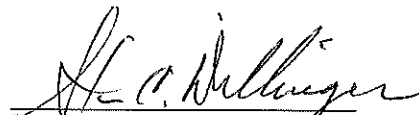
On this 27<sup>th</sup> day of March, 2017, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Vermillion Drain, The Bluffs at Flat Fork Section 1 Arm*.

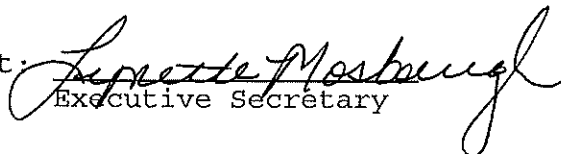
Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

HAMILTON COUNTY DRAINAGE BOARD

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

Attest:   
Executive Secretary



**ENGINEER'S ESTIMATE OF PROBABLE COST**

Project: The Bluffs @ Flat Fork - Section 1  
W150063

Date: 9/15/2015

**STORM SEWERS**

	Quantity	Unit Price	Gross Price
Structures			
Standard manholes	24	\$ 1,850.00	\$ 44,400.00
Standard Inlet	16	\$ 1,850.00	\$ 29,600.00
Casting Neenah R-3501 (curb inlet)	23	\$ 395.00	\$ 9,085.00
Casting Neenah R-4215-C (beehive inlet)	14	\$ 250.00	\$ 3,500.00
Tons of stone backfill (#8)	629	\$ 16.00	\$ 10,064.00
Tons of granular backfill (sand)	317	\$ 11.00	\$ 3,487.00
Lot connections (4" underdrain)	30	\$ 115.00	\$ 3,450.00
Linear feet of underdrain (6")	6,175	\$ 7.50	\$ 46,312.50
AquaSwirl A-3 including concrete pad	0	\$ 20,000.00	\$ -

Pipe	Qty	Measurement	Size	Material	Unit Price	Gross Price
	294	Linear feet of	12"	RCP	\$ 18.00	\$ 5,292.00
	1420	Linear feet of	15"	RCP	\$ 20.00	\$ 28,400.00
	948	Linear feet of	18"	RCP	\$ 23.00	\$ 21,804.00
	494	Linear feet of	21"	RCP	\$ 28.00	\$ 13,832.00
	254	Linear feet of	24"	RCP	\$ 33.00	\$ 8,382.00
	144	Linear feet of	27"	RCP	\$ 42.00	\$ 6,048.00
	189	Linear feet of	30"	RCP	\$ 48.00	\$ 9,072.00
	1	End Sections of	12"	RCP	\$ 1,250.00	\$ 1,250.00
	2	End Sections of	15"	RCP	\$ 1,350.00	\$ 2,700.00
	2	End Sections of	18"	RCP	\$ 1,450.00	\$ 2,900.00
	2	End Sections of	21"	RCP	\$ 1,600.00	\$ 3,200.00
	1	End Sections of	24"	RCP	\$ 1,800.00	\$ 1,800.00
	1	End Sections of	30"	RCP	\$ 2,150.00	\$ 2,150.00
<b>STORM SEWER TOTAL:</b>						<b>\$ 256,728.50</b>

**EROSION CONTROL**

	Quantity	Unit Price	Gross Price
Seeding			
Acres of temp. seed & mulch	11.83	\$ 1,300.00	\$ 15,379.00
Square yards permanent hydro-seed			\$ -
Square yards of permanent seed and straw mulch	29,090	\$ 0.40	\$ 11,636.00
Square yards of erosion control blanket w/ permanent seed)	12,757	\$ 1.17	\$ 14,925.69
Other			
Construction Entrance	1	\$ 3,000.00	\$ 3,000.00
Linear feet of silt fencing	6,215	\$ 1.10	\$ 6,836.50
Curb Inlet Protection - Coir mats	19	\$ 35.00	\$ 665.00
Misc.			
Rock Check Dams	0	\$ 45.00	\$ -
Silt Fence Inlet Protection (Open Area)	15	\$ 75.00	\$ 1,125.00
Ridrap at pipe outfall to pond (SY)	80	\$ 12.00	\$ 960.00
<b>EROSION CONTROL TOTAL:</b>			<b>\$ 64,527.19</b>

**MONUMENTATION**

	Quantity	Unit Price	Gross Price
Misc.			
Rebar Street Control	13	\$ 35.00	\$ 455.00
4x4 Concrete Monuments	9	\$ 50.00	\$ 450.00
Property Corners	80	\$ 35.00	\$ 2,800.00
<b>EROSION CONTROL TOTAL:</b>			<b>\$ 3,705.00</b>

**SUMMARY**

	Total	Performance Guarantee	Maintenance Guarantee
	A	B = A X 120%	C = B X 20%
Storm Sewers	\$ 256,728.50	\$ 308,074.20	\$ 61,614.84
Erosion Control	\$ 54,527.19	\$ 65,432.63	\$ 13,086.53
Monumentation	\$ 3,705.00	\$ 4,446.00	\$ 889.20
	<b>\$ 314,960.69</b>	<b>\$ 377,952.83</b>	<b>\$ 75,590.57</b>

**COMMENTS:**

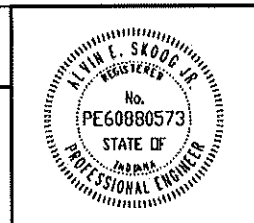
Bond Estimate Prepared by:

Signature: *Alvin E. Skoog, Jr.*

Printed Name: Alvin E. (Rusty) Skoog, Jr.

Title: Sr. Project Manager

Date: 24-Sep-15



COPY

April 14, 2016

HCDB-2016-00007  
Irrevocable Letter of Credit No.: 1215BFF1

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

**FILED** We hereby authorize you to value on us for the account of:

**APR 18 2016** Developer Name: North Connecticut Development Corporation  
Developer Address: 3150 Republic Blvd. N, #3  
Toledo, OH 43615

OFFICE OF HAMILTON COUNTY SURVEYOR

For a sum or sums in United States of America Dollars not to exceed the aggregate total of Three Hundred Eight Thousand Seventy-Four and 20/100 Dollars (\$308,074.20) by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of storm sewers in Bluffs at Flat Fork, Section 1.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that North Connecticut Development Corporation has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1215BFF1".

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

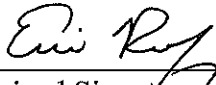
This Letter of Credit is effective as of April 14, 2016 and shall expire on April 14, 2017, but such expiration date shall be automatically extended for a period of one year on April 14, 2017, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners or we notify both the Hamilton County Commissioners and North Connecticut Development Corporation by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

Sincerely,

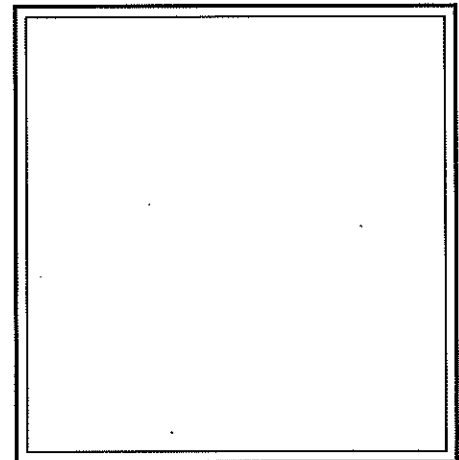
**STANDARD FINANCIAL CORPORATION**



\_\_\_\_\_  
Authorized Signature

Eric Roof, Treasurer

\_\_\_\_\_  
Name and Title



*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*





COPY

MAR 28 2016

April 11, 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

**Irrevocable Letter of Credit No.: 1214BFF1**

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: North Connecticut Development Corporation  
Developer Address: 3150 Republic Blvd. N, #3  
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Sixty-Five Thousand Four Hundred Thirty-Two and 63/100 Dollars (\$65,432.63)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of erosion control in Bluffs at Flat Fork, Section 1.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that North Connecticut Development Corporation has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, **"Drawn under Standard Financial Corporation Letter of Credit No. 1214BFF1"**.

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

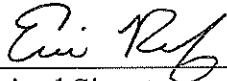
This Letter of Credit is effective as of April 11, 2016 and shall expire on April 11, 2017, but such expiration date shall be automatically extended for a period of one year on April 11, 2017, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners or we notify both the Hamilton County Commissioners and North Connecticut Development Corporation by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

Sincerely,

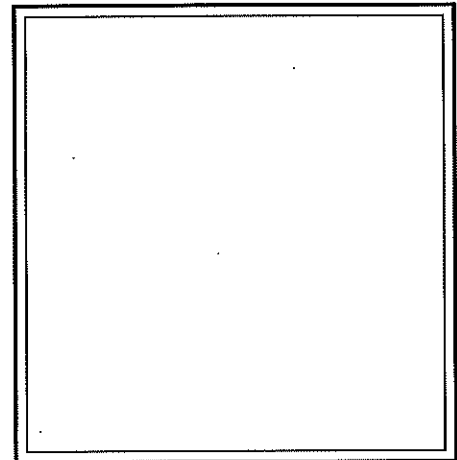
**STANDARD FINANCIAL CORPORATION**



\_\_\_\_\_  
Authorized Signature

Eric Roof, Treasurer

\_\_\_\_\_  
Name and Title



*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*

COPY

April 14, 2016

HCD3-2016-00008  
Irrevocable Letter of Credit No.: 1216BFF1

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

**FILED** We hereby authorize you to value on us for the account of:

**APR 18 2016** Developer Name: North Connecticut Development Corporation  
Developer Address: 3150 Republic Blvd. N, #3  
Toledo, OH 43615

OFFICE OF HAMILTON COUNTY SURVEYOR

For a sum or sums in United States of America Dollars not to exceed the aggregate total of Four Thousand Four Hundred Forty-Six and 00/100 Dollars (\$4,446.00) by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of monumentation and markers in Bluffs at Flat Fork, Section 1.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that North Connecticut Development Corporation has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1216BFF1".

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.


This Letter of Credit is effective as of April 14, 2016 and shall expire on April 14, 2017, but such expiration date shall be automatically extended for a period of one year on April 14, 2017, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners or we notify both the Hamilton County Commissioners and North Connecticut Development Corporation by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

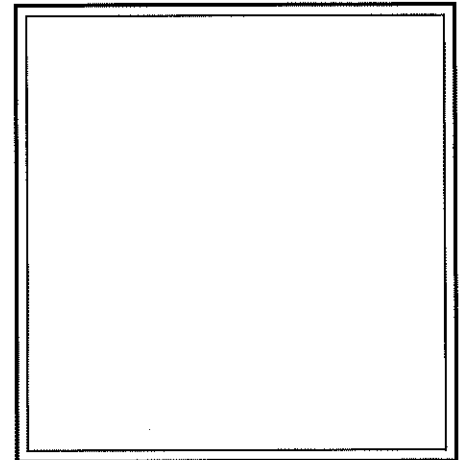
Sincerely,

**STANDARD FINANCIAL CORPORATION**



\_\_\_\_\_  
Authorized Signature

Eric Roof, Treasurer  
\_\_\_\_\_  
Name and Title



*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

Vermillion Drain, The Bluffs at Flat Fork Section 1 Arm

NOTICE

To Whom It May Concern and: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Vermillion Drain, The Bluffs at Flat Fork Section 1 Arm** on **March 27, 2017 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

Vermillion Drain,  
The Bluffs at Flat Fork Section 1 Arm

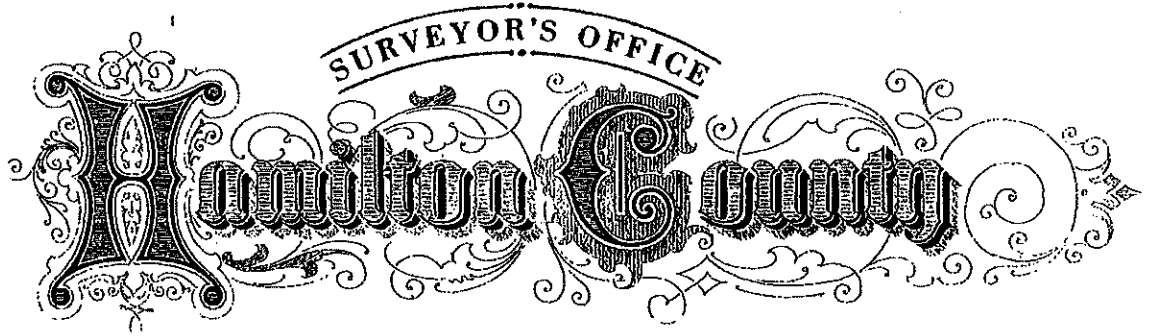
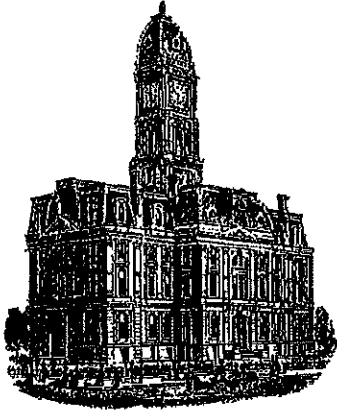
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **March 27, 2017** 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**

**July 14, 2017**

**Re: Vermillion Drain: Bluffs at Flat Fork Section 1**

Attached are as-built, certificate of completion & compliance, and other information for Bluffs at Flat Fork, Sec. 1. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated January 31, 2017. The report was approved by the Board at the hearing held March 27, 2017. (See Drainage Board Minutes Book 17, Pages 307-309) The changes are as follows: the 12" RCP was shortened from 364 feet to 346 feet. The 15" RCP was lengthened from 1,391 feet to 1,398 feet. The 18" RCP was lengthened from 948 feet to 950 feet. The 21" was lengthened from 513 feet to 515 feet. The 27" RCP was lengthened from 143 feet to 144 feet. The 30" RCP was lengthened from 189 feet to 190 feet. The 6"SSD was shortened from 6,225 feet to 6,150 feet. The open ditch was lengthened from 412 feet to 441 feet. The length of the drain due to the changes described above is now **10,391 feet**.

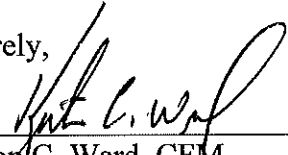
The non-enforcement was approved by the Board at its meeting on March 27<sup>th</sup>, 2017 and recorded under instrument #2017013789.

The following sureties were guaranteed by Standard Financial Corporation and released by the Board on its July 10, 2017 meeting.

Bond-LC No: 1215BFF1  
Amount: \$308,074.20  
For: Storm Sewers  
Issue Date: April 14, 2016

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", written over a horizontal line.

Kenton C. Ward, CFM  
Hamilton County Surveyor



CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

FILED

JAN 18 2017

Re: THE BLUFFS AT FLATFORK SECTION 1

OFFICE OF HAMILTON COUNTY SURVEYOR

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: JE Trtan Date: 1/17/2017

Type or Print Name: JOSEPH TRTAN

Business Address: 10505 N. COLLEGE AVENUE

INDIANAPOLIS, IN 46280

Telephone Number: 317-846-6611



INDIANA REGISTRATION NUMBER

LS 21500003

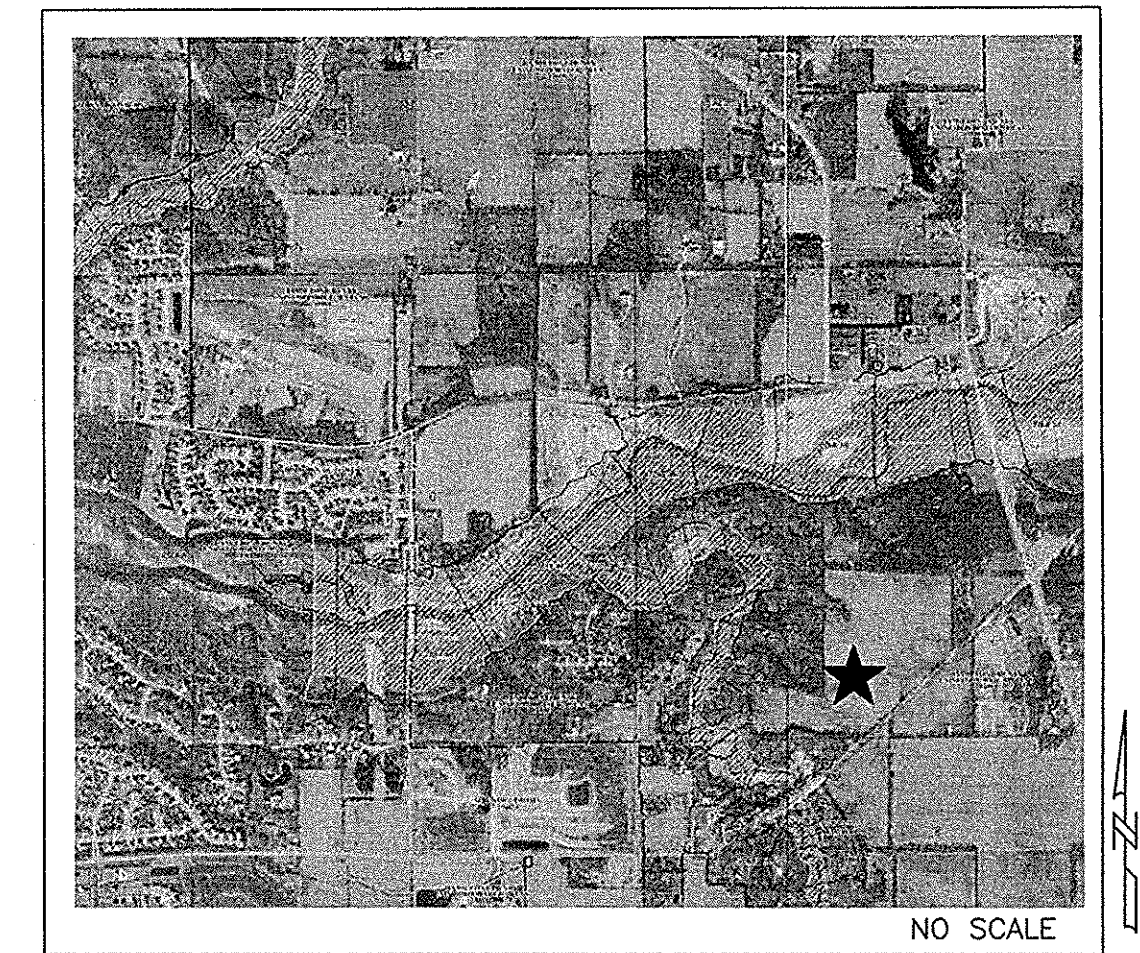
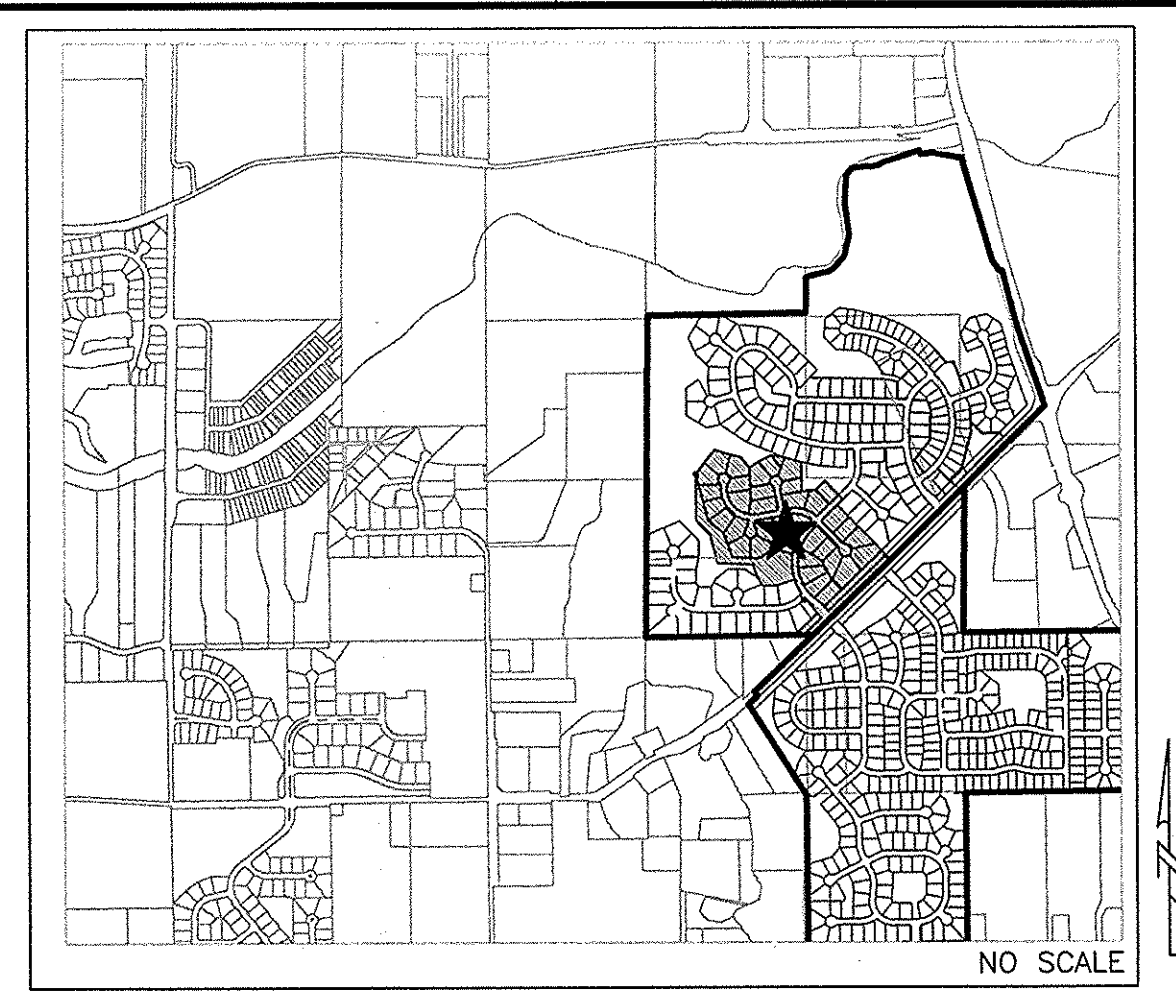


# RECORD CONSTRUCTION DRAWINGS

# THE BLUFFS AT FLAT FORK

## SECTION ONE

### FALL CREEK TOWNSHIP, FORTVILLE, IN 46040



F.E.M.A. F.I.R.M.

### SHEET INDEX

SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C100-C101	EXISTING CONDITIONS / DEMOLITION PLAN
C200-C201	STORMWATER POLLUTION PREVENTION PLAN PHASE 1
C202-C203	STORMWATER POLLUTION PREVENTION PLAN PHASE 2
C204-C205	STORMWATER POLLUTION PREVENTION DETAILS & SPECS
C300-C301	DEVELOPMENT PLAN
C400-C404	STREET PLAN & PROFILE/INTERSECTION DETAILS
C405-C406	TRAFFIC CONTROL/SIGNAGE/STREET LIGHT/SUMP PLAN
C407-C410	STREET DETAILS
C500-C502	SANITARY SEWER PLAN & PROFILE
C503-C504	SANITARY SEWER DETAILS & SPECIFICATIONS
C600-C603	STORM SEWER PLAN & PROFILE
C604-C606	STORM SEWER DETAILS
C700-C701	WATER MAIN PLAN
C702-C704	WATER MAIN DETAILS/SPECIFICATIONS
C100-L1-2, L2.1, L2.4	ENTRANCE PLAN AND DETAILS
L100-L101	LANDSCAPE PLANS STREET TREES
L200	LANDSCAPE PLANS STREET DETAILS

### SITE DATA

CURVE TABLE				STREET LENGTHS:	
CURVE#	ARC	RADIUS	DELTA	CHORD BEAR	
C1	32.77	400.00'	4°41'38"	N41°42'15"W	BURNT ROCK LANE 43.94 L.F.±
C2	592.68'	400.00'	84°53'41"	N03°05'23"E	FLAT FORK DRIVE 1,247.73 L.F.±
C3	243.02'	250.00'	55°41'48"	S72°18'40"E	HIGH ROCK COURT 119.54 L.F.±
C4	52.67'	235.00'	12°50'28"	N86°15'40"E	RIFFLEVIEW COURT 259.29 L.F.±
					ROCKY CREEK LANE 1,011.90 L.F.±
					SPRING BANK COURT 338.55 L.F.±
					TOTAL 3,020.95 L.F.±

NOTE: DESIGN SPEED FOR ALL INTERIOR ROADS SHALL BE 25 MPH.

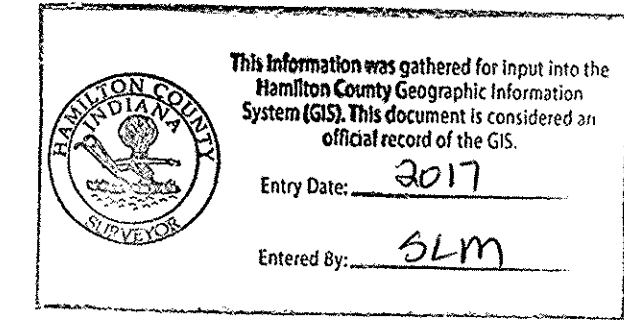
SITE AREA: 29.83 AC.±  
LOTS: 36

**ERRORS AND OMISSIONS STATEMENT**

DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DESIGN PROFESSIONAL ACCEPTS FULL RESPONSIBILITY AND SHALL DETERMINE A SOLUTION THAT COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OF OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

**FILED**  
JAN 13 2017  
OFFICE OF HAMILTON COUNTY SURVEYOR

NOTE: THE HAMILTON COUNTY SURVEYOR OFFICE, HAMILTON COUNTY HIGHWAY DEPARTMENT, HSE UTILITIES, AND FORTVILLE WATER STANDARDS SHALL BE INCORPORATED BY REFERENCE INTO THESE PLANS.



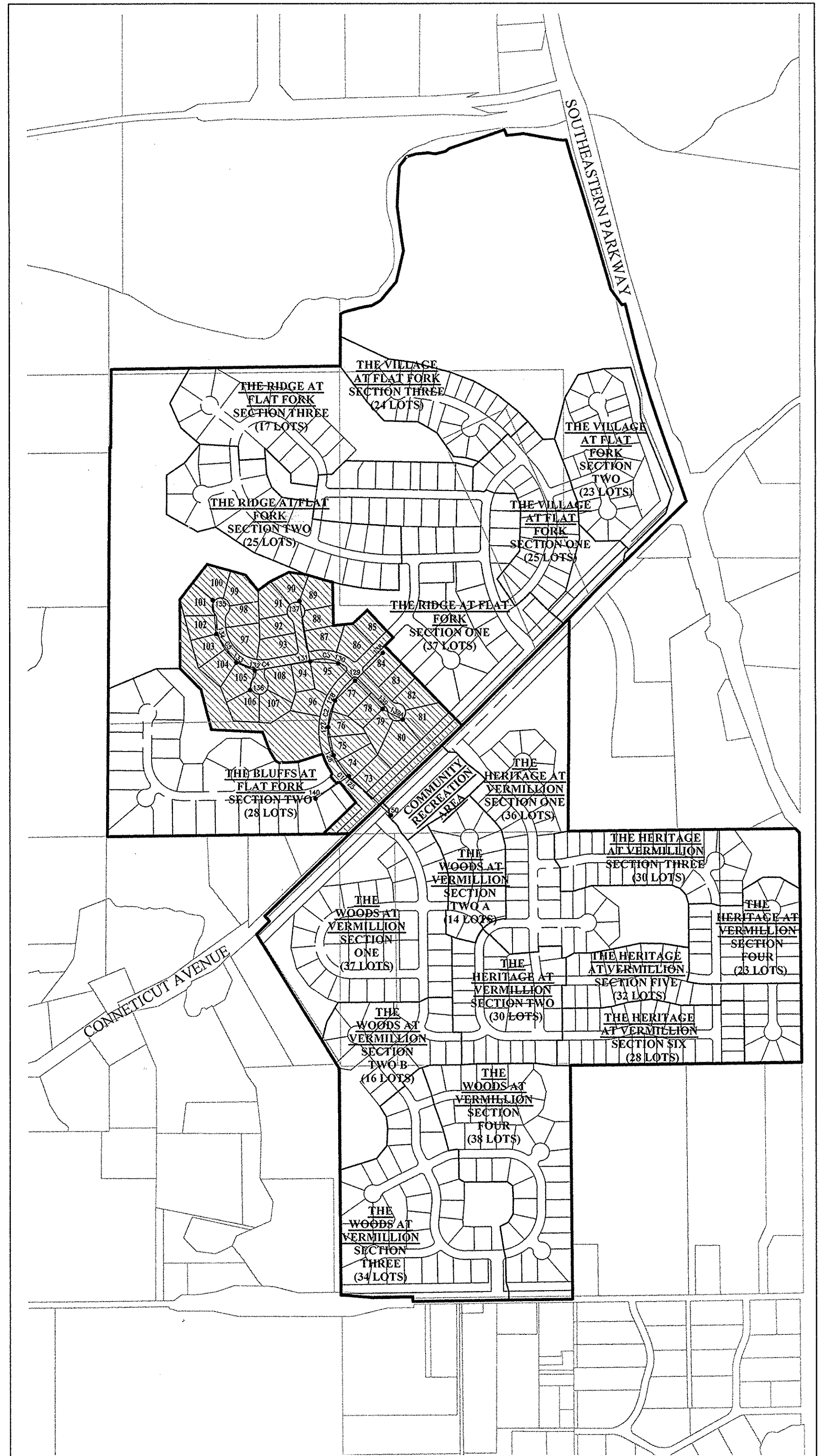
**811**

Know what's below.  
Call before you dig.

Within Indiana Call  
811 or 800-382-5544  
24 Hours a Day, 7 Days a Week.

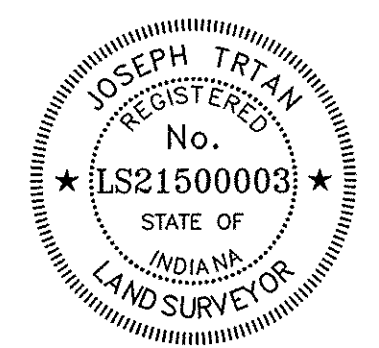
PER INDIANA STATE LAW IC 8-1-26,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING  
DAYS BEFORE COMMENCING WORK.

LATITUDE: 39°56'40" N, LONGITUDE: 85°52'17" W



SITE MAP

RECORD DRAWING  
1-13-207  
JOSEPH TRTAN, LS21500003



PLANS PREPARED FOR  
**REPUBLIC DEVELOPMENT**  
NORTH CONNECTICUT DEVELOPMENT CORP.  
13578 EAST 131ST STREET, SUITE 200  
FISHERS, IN 46037  
TELEPHONE: 317-770-1818  
CONTACT PERSON: DOUG WAGNER

PLANS PREPARED BY  
**WEIHE ENGINEERS, INC.**  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
(317) 846-6611  
CONTACT PERSON: ALVIN (RUSTY) SKOOG

### BENCHMARK INFORMATION

- SOURCE BENCHMARK**
- HSE 29  
HSE DISC IN CONCRETE SET 5' SOUTH OF THE SOUTH BACK OF CURB ALONG 101ST ST., 1800'+/- EAST OF CYNTHIANNE RD., 33' WEST OF THE FIRST DRIVE WEST OF THE BRIDGE OVER FLATFORK CREEK.  
N=1707462.37  
E=269743.89  
EL=855.00 (NAVD 88)
- TBM 1**  
RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A 20" TREE LOCATED ON THE SOUTHEAST SIDE OF CONECTICUT AVENUE, APPROXIMATELY 1,104'+/- SOUTHWEST OF THE INTERSECTION OF CONECTICUT AVENUE WITH STATE ROAD 238.  
N=1711251  
E=271743  
EL=858.88 (NAVD 88)
- TBM 2**  
RAILROAD SPIKE SET IN THE WEST SIDE OF A UTILITY POLE LOCATED APPROXIMATELY 784' SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8-117N-R6E.  
N=1709400  
E=273165  
EL=864.60 (NAVD 88)
- TBM 3**  
MAG NAIL SET IN THE NORTH SIDE OF A UTILITY POLE LOCATED ON THE SOUTH SIDE OF 101ST STREET, APPROXIMATELY 1,097'+/- EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8-117N-R6E.  
N=1707470  
E=271220  
EL=863.33 (NAVD 88)

- GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
  - ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
  - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
  - IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
  - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
  - TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
  - THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
  - ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
  - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
  - THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0259C AND 18057C0278G, NOVEMBER 19, 2014.
  - BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
  - THIS SITE DOES CONTAIN WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE; FORTVILLE, INDIANA, NATIONAL WETLANDS INVENTORY MAP. NO WETLANDS ARE IMPACTED BY THIS DEVELOPMENT.
  - DESIGN PROFESSIONAL CERTIFYING PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OR OMISSION IS FOUND, THE DESIGN PROFESSIONAL ACCEPTS FULL RESPONSIBILITY AND SHALL DETERMINE A SOLUTION THAT COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES. IF SUCH AN ERROR OF OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.
  - ALL WATER MAIN, HYDRANTS, AND WATER VALVES SHALL BE INSPECTED AND SHALL COMPLY WITH BACKFILL, BEDDING, AND THRUST BLOCK REQUIREMENTS PER INDIANA AMERICAN WATER COMPANY DETAIL SHEETS.
  - THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS, SHALL BE PROWAG COMPLIANT AND MEET ALL CURRENT INDOT STANDARD SPECIFICATIONS.
  - A ROAD CUT WILL NOT BE PERMITTED FOR ANY UTILITY AFTER A PROOF ROLL HAS BEEN COMPLETED. PRIOR TO A PROOF ROLL, ANY UTILITY PLACED WITHIN THE LIMITS OF THE ROADWAY SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

### OPERATING AUTHORITIES:

- |  |  |  |
|--|--|--|
| <b>Fishers Department of Community Development</b><br>One Municipal Drive<br>Fishers, IN 46038<br>317-595-3120<br>Attn: Adam Zaklikowski | <b>Ninestar Connect (Power)</b><br>2243 East Main Street<br>Greenfield, IN 46140<br>317-325-2087<br>Attn: John Splatter                    | <b>Comcast</b><br>5330 E. 65th Street<br>Indianapolis, IN 46220<br>317-774-3384<br>Attn: Matt Stringer                         |
| <b>A&amp;F Engineering, INC.</b><br>8365 Keystone Crossing, Suite 201<br>Indianapolis, IN 46240<br>317-202-0864<br>Attn: Steve Fahrbach  | <b>Fortville Water</b><br>714 E. Broadway St.<br>Fortville, IN 46040<br>317-485-4044<br>Attn: Joe Renner                                   | <b>AT&amp;T</b><br>5858 N. College Avenue<br>Indianapolis, IN 46220<br>317-252-4267<br>Attn: Brian Peters                      |
| <b>SAMCO / HSE Utilities</b><br>11901 Lakeside Drive<br>Fishers, IN 46038<br>317-577-1150<br>Attn: Thomas Kallio                         | <b>Triad Associates</b><br>5835 Lawton Loop East Drive<br>Indianapolis, IN 46216<br>317-377-5230<br>Attn: Dick Mosier                      | <b>Hamilton County Highway Department</b><br>1700 S. 10th Street<br>Noblesville, IN 46060<br>317-773-7770<br>Attn: David Lucas |
| <b>Duke Energy</b><br>100 South Mill Creek Road<br>Noblesville, IN 46060<br>317-776-5352<br>Attn: Tracy Grady                            | <b>Hamilton County Surveyor</b><br>One Hamilton County Square, Suite 188<br>Noblesville, Indiana 46060<br>317-776-8495<br>Attn: Steve Cash | <b>Embargo / Century Link</b><br>50 North Jackson Street<br>Franklin, IN 46131<br>317-736-5807<br>Attn: Larry Donathen         |
| <b>Vectren</b><br>16000 Allisonville Road<br>Noblesville, IN 46061<br>317-776-5532<br>Attn: Joanie Clark                                 | <b>Ninestar Connect</b><br>P.O. Box 108<br>Maxwell, IN 46154<br>317-323-2078<br>Attn: George Pitsinksi                                     |  |

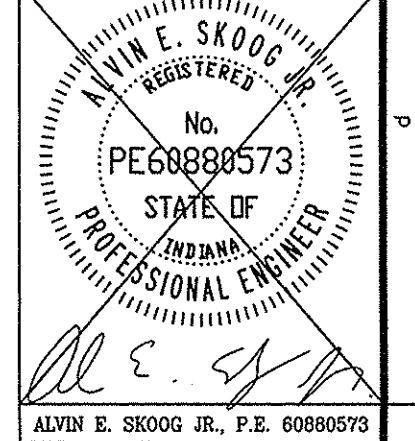
10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 846 - 6611  
800 452 - 6408  
317 843 - 0546/fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.: W15.0063	DATE: 04.02.2015
DWG NAME: 08.000 Title Sheet	DESIGNED BY: JET
DESIGNED BY: JET	CHECKED BY: AES
DRAWN BY: JET	DRAWN BY: JET

BY: DATE:

REVISIONS AND ISSUES

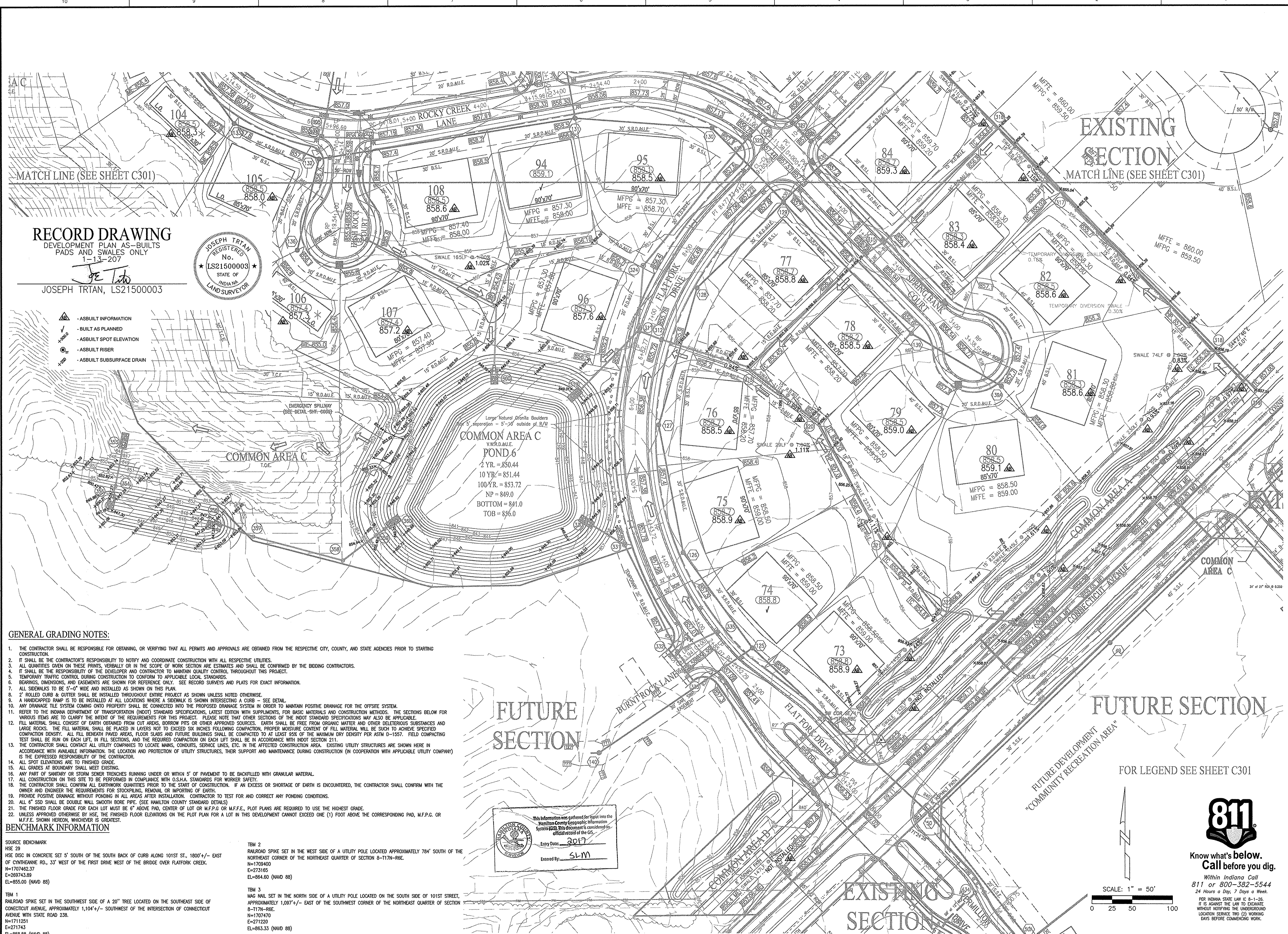


ALVIN E. SKOOG JR., P.E. 608890573

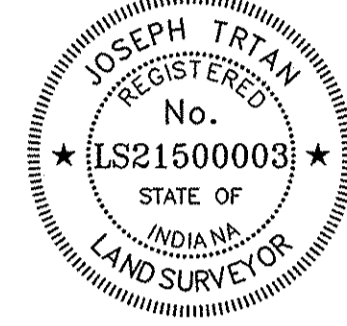
PREPARED FOR:  
**THE BLUFFS AT FLAT FORK SECTION ONE**  
NORTH CONNECTICUT DEVELOPMENT CORP.  
TITLE SHEET

SHEET NO.  
**C001**  
PROJECT NO.  
W15.0063





**RECORD DRAWING**  
 DEVELOPMENT PLAN AS-BUILTS  
 PADS AND SWALES ONLY  
 1-13-2017  
 JOSEPH TRTAN, LS21500003



- AS-BUILT INFORMATION
- BUILT AS PLANNED
- AS-BUILT SPOT ELEVATION
- AS-BUILT RISER
- AS-BUILT SUBSURFACE DRAIN

**COMMON AREA C**  
 POND 6  
 2 YR. = 850.44  
 10 YR. = 851.44  
 100 YR. = 853.72  
 NP = 849.0  
 BOTTOM = 841.0  
 TOB = 856.0

**GENERAL GRADING NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
3. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. ALL SIDEWALKS TO BE 5'-0" WIDE AND INSTALLED AS SHOWN ON THIS PLAN.
8. 2" ROLLED CURB & GUTTER SHALL BE INSTALLED THROUGHOUT ENTIRE PROJECT AS SHOWN UNLESS NOTED OTHERWISE.
9. A HANDICAPPED RAMP IS TO BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK IS SHOWN INTERSECTING A CURB - SEE DETAIL.
10. ANY DRAINAGE TILE SYSTEM COMING ONTO PROPERTY SHALL BE CONNECTED INTO THE PROPOSED DRAINAGE SYSTEM IN ORDER TO MAINTAIN POSITIVE DRAINAGE FOR THE OFFSITE SYSTEM.
11. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION WITH SUPPLEMENTS, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
12. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
13. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
14. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
15. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
16. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
17. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
18. THE CONTRACTOR SHALL CONTROL ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
19. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
20. ALL 4" SDR SHALL BE DOUBLE WALL SMOOTH BORE PIPE. (SEE HAMILTON COUNTY STANDARD DETAILS)
21. THE FINISHED FLOOR GRADE FOR EACH LOT MUST BE 6" ABOVE PAD, CENTER OF LOT OR M.F.P.G. OR M.F.F.E.. PLOT PLANS ARE REQUIRED TO USE THE HIGHEST GRADE.
22. UNLESS APPROVED OTHERWISE BY HSE, THE FINISHED FLOOR ELEVATIONS ON THE PLOT PLAN FOR A LOT IN THIS DEVELOPMENT CANNOT EXCEED ONE (1) FOOT ABOVE THE CORRESPONDING PAD, M.F.P.G. OR M.F.F.E. SHOWN HEREON, WHICHEVER IS GREATEST.

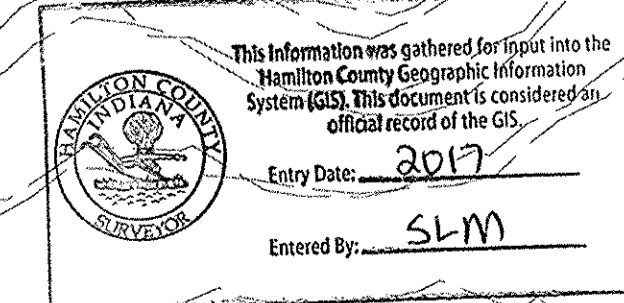
**BENCHMARK INFORMATION**

**SOURCE BENCHMARK**  
 HSE 29  
 HSE 0850 IN CONCRETE SET 5' SOUTH OF THE SOUTH BACK OF CURB ALONG 101ST ST., 1800'+/- EAST OF CYNTHIANE RD., 33' WEST OF THE FIRST DRIVE WEST OF THE BRIDGE OVER FLATFORK CREEK.  
 N=1707462.37  
 E=269743.89  
 EL=855.00 (NAVD 88)

**ITEM 1**  
 RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A 20" TREE LOCATED ON THE SOUTHWEST SIDE OF CONNECTICUT AVENUE, APPROXIMATELY 1,104'+/- SOUTHWEST OF THE INTERSECTION OF CONNECTICUT AVENUE WITH STATE ROAD 235.  
 N=1711251  
 E=271743  
 EL=858.88 (NAVD 88)

**ITEM 2**  
 RAILROAD SPIKE SET IN THE WEST SIDE OF A UTILITY POLE LOCATED APPROXIMATELY 784' SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8-T17N-R6E.  
 N=1709400  
 E=273165  
 EL=864.60 (NAVD 88)

**ITEM 3**  
 MAG NAIL SET IN THE NORTH SIDE OF A UTILITY POLE LOCATED ON THE SOUTH SIDE OF 101ST STREET, APPROXIMATELY 1,097'+/- EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8-T17N-R6E.  
 N=1707462  
 E=1711251  
 EL=863.33 (NAVD 88)



**EXISTING SECTION**  
 MATCH LINE (SEE SHEET C301)

**FUTURE SECTION**

**FUTURE SECTION**  
 FOR LEGEND SEE SHEET C301

**EXISTING SECTION**

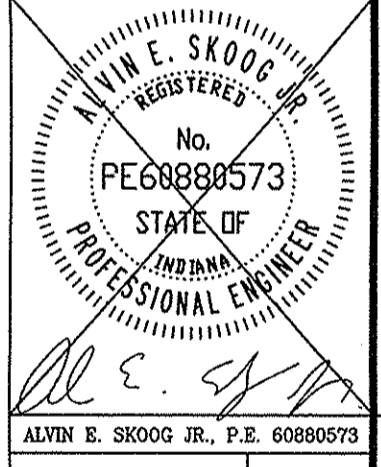


SCALE: 1" = 50'  
 0 25 50 100

10505 N. College Avenue  
 Indianapolis, Indiana 46280  
 weithe.net  
 317 | 846 - 6611  
 800 | 452 - 6408  
 317 | 843 - 0546 fax  
 ALLAN H. WEIHE, P.E., L.S., FOUNDER

**WEIHE ENGINEERS**  
 Land Surveying / Civil Engineering  
 Landscape Architecture

PROJECT NO.: W15.0083  
 DATE: 04-03-2015  
 DESIGNED BY: DTR  
 DRAWN BY: DTR  
 CHECKED BY: ASJ  
 DATE: 04-03-2015



**THE BLUFFS AT FLAT FORK SECTION ONE**  
 NORTH CONNECTICUT DEVELOPMENT CORP.  
 DEVELOPMENT PLAN

SHEET NO. **C300**  
 PROJECT NO. **W15.0083**



**BENCHMARK INFORMATION**

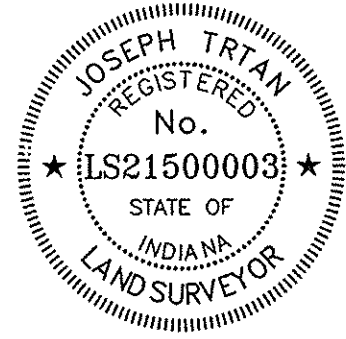
**SOURCE BENCHMARK**  
 ISE 29  
 ISE DISC IN CONCRETE SET 5' SOUTH OF THE SOUTH BACK OF CURB ALONG 101ST ST., 1800'+/- EAST OF CYNTHIANNE RD., 33' WEST OF THE FIRST DRIVE WEST OF THE BRIDGE OVER PLATFORK CREEK.  
 N=1707462.37  
 E=269743.89  
 EL=855.00 (NAVD 88)

**TBM 1**  
 RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A 20" TREE LOCATED ON THE SOUTHWEST SIDE OF CONNECTICUT AVENUE, APPROXIMATELY 1,104'+/- WEST OF THE INTERSECTION OF CONNECTICUT AVENUE WITH STATE ROAD 236.  
 N=17107470  
 E=2717143  
 EL=858.88 (NAVD 88)

**TBM 2**  
 RAILROAD SPIKE SET IN THE WEST SIDE OF A UTILITY POLE LOCATED APPROXIMATELY 784' SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 8-17N-86E.  
 N=17094000  
 E=864.60 (NAVD 88)

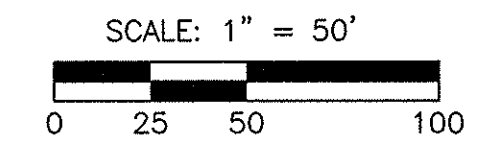
**TBM 3**  
 MAG NAIL SET IN THE NORTH SIDE OF A UTILITY POLE LOCATED ON THE SOUTH SIDE OF 101ST STREET, APPROXIMATELY 1,097'+/- EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8-17N-86E.  
 N=1707470  
 E=27171220  
 EL=863.33 (NAVD 88)

**RECORD DRAWING**  
 DEVELOPMENT PLAN AS-BUILTS  
 PADS AND SWALES ONLY  
 1-13-2017  
 JOSEPH TRTAN, LS21500003



**MFGP & MFFE TABLE**

LOT #	FRONT PAD M.F.P.G.	REAR PAD M.F.P.G.	FRONT M.F.F.E.	REAR MINIMUM OPENING ELEVATION
85	858.60	854.40	859.10	854.90
86	858.60	854.40	859.10	854.90
87	858.70	854.40	859.40	854.90
88	858.70	854.40	859.40	854.90
89	858.70	854.40	859.40	854.90
90	858.70	800.00	859.40	800.50
91	858.70	800.00	859.40	800.50
98	857.30	800.00	857.80	800.50
99	857.30	800.00	857.80	800.50
100	857.30	800.00	857.80	800.50
101	857.30	800.00	857.80	800.50
102	857.30	800.00	857.80	800.50
103	857.30	800.00	857.80	800.50
104	857.30	800.00	857.80	800.50
105	857.40	800.00	858.00	800.50
106	857.40	800.00	857.90	800.50



**LEGEND**

- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SWALE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LATERAL
- FLOW DIRECTION
- EXISTING SPOT ELEVATION
- EXISTING GROUND SURFACE
- PROPOSED ELEVATION
- STORM BECHIVE INLET
- STORM INLET
- TOP OF CASTING
- INVERT
- REINFORCED CONCRETE PIPE
- MANHOLE
- STRUCTURE
- DRAINAGE AND UTILITY EASEMENT
- SANITARY, DRAINAGE, AND UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- SANITARY SEWER

**SYMBOLS:**

- H.C. = HANDICAP RAMP
- M.E. = MATCH EXISTING GRADE
- STM = SUBSURFACE DRAIN AND SUMP LINE
- S.S.P. = STORM SEWER
- S.S.D. = SANITARY SEWER END SECTION
- S.S.P. = SANITARY SEWER PIPE (SDR-35) (UNLESS OTHERWISE NOTED)
- TYP. = TYPICAL
- PROP. = PROPOSED
- EX. = EXISTING
- R. = RADIUS
- 860.4 = PAD ELEV (90'x70') (UNLESS OTHERWISE NOTED)
- MFFE = MINIMUM FINISHED FLOOR ELEVATION
- V.W. = VARIABLE WIDTH
- \* = A.D.A. RAMP
- \* = EMERGENCY FLOW ROUTE
- \* = TREE CONSERVATION AREA
- \* = TREE CONSERVATION EASEMENT
- T.C.E. = MINIMUM LOWEST ADJACENT GRADE
- MLAG = MINIMUM FLOOD PROTECTION GRADE
- MFGP = SEE TABLE FOR MLAG & MFGP
- \* = WALKOUT BASEMENT
- \* = LOOKOUT BASEMENT

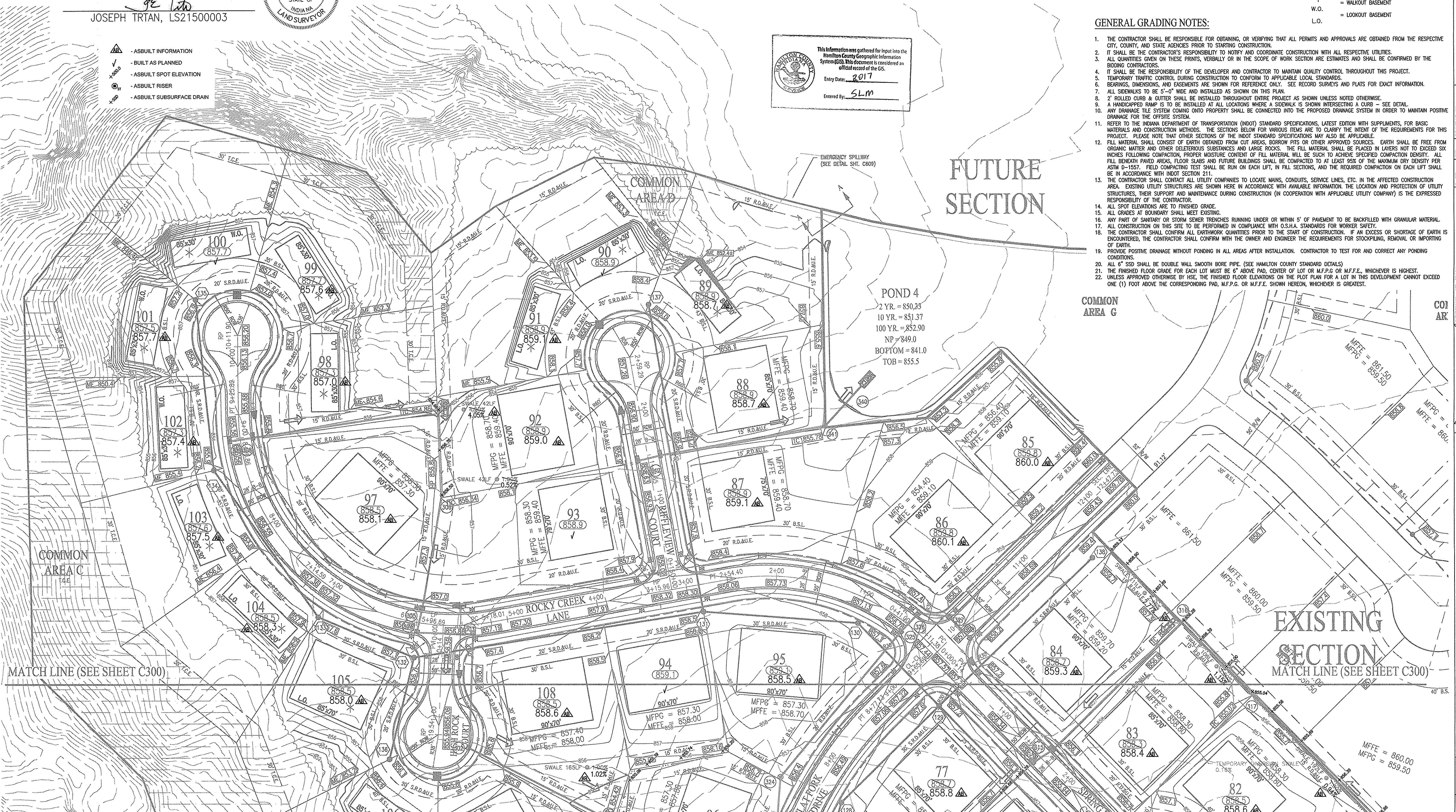
- AS-BUILT INFORMATION
- BUILT AS PLANNED
- AS-BUILT SPOT ELEVATION
- AS-BUILT RISER
- AS-BUILT SUBSURFACE DRAIN

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: 2017  
 Entered By: SLM

**GENERAL GRADING NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- ALL SIDEWALKS TO BE 5'-0" WIDE AND INSTALLED AS SHOWN ON THIS PLAN.
- 2" ROLLED CURB & CUTTER SHALL BE INSTALLED THROUGHOUT ENTIRE PROJECT AS SHOWN UNLESS NOTED OTHERWISE.
- A HANDICAPPED RAMP IS TO BE INSTALLED AT ALL LOCATIONS WHERE A SIDEWALK IS SHOWN INTERSECTING A CURB - SEE DETAIL.
- ANY DRAINAGE TILE SYSTEM COMING ONTO PROPERTY SHALL BE CONNECTED INTO THE PROPOSED DRAINAGE SYSTEM IN ORDER TO MAINTAIN POSITIVE DRAINAGE FOR THE OFFSITE SYSTEM.
- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION WITH SUPPLEMENTS, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
- FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION, PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
- ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
- ALL 6" SSD SHALL BE DOUBLE WALL SMOOTH BORE PIPE. (SEE HAMILTON COUNTY STANDARD DETAILS)
- THE FINISHED FLOOR GRADE FOR EACH LOT MUST BE 6" ABOVE PAD, CENTER OF LOT OR M.F.P.G OR M.F.F.E, WHICHEVER IS HIGHEST.
- UNLESS APPROVED OTHERWISE BY THE ENGINEER, THE FINISHED FLOOR ELEVATIONS ON THE PLOT PLAN FOR A LOT IN THIS DEVELOPMENT CANNOT EXCEED ONE (1) FOOT ABOVE THE CORRESPONDING PAD, M.F.P.G. OR M.F.F.E. SHOWN HEREON, WHICHEVER IS GREATEST.



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 800 1452 - 6408  
 317 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
 Land Surveying | Civil Engineering  
 Landscape Architecture

PROJECT NO.: W15.0063  
 DWG. NAME: DEVELOPMENT PLAN AS-BUILTS PADS AND SWALES ONLY  
 DISCLOSED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 03.02.2015

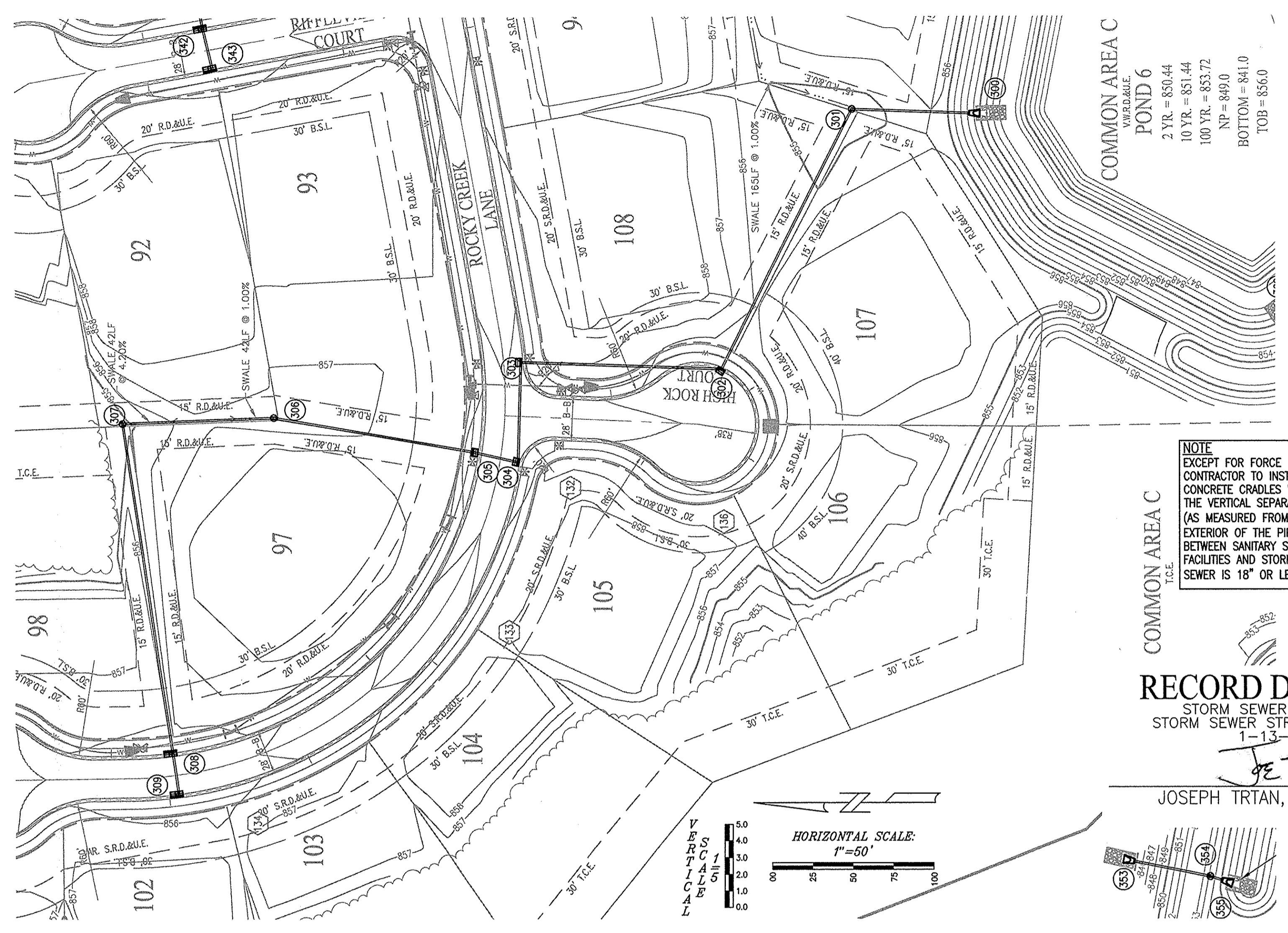
DATE: [Signature]  
 ALVIN E. SKOOG JR., P.E. 60860573

THE BLUFFS AT FLAT FORK SECTION ONE  
 NORTH CONNECTICUT DEVELOPMENT CORP.  
 DEVELOPMENT PLAN

SHEET NO. **C301**  
 PROJECT NO. W15.0063

Location: H:\2015\W150063\Engineering\Design\vertical\AB\_Cover\AB\_C300\_Development\_Plan.dwg  
 Date/Time: January 12, 2017 - 4:15pm  
 PLOTTED BY: weaver





**NOTE**  
EXCEPT FOR FORCE MAINS,  
CONTRACTOR TO INSTALL  
CONCRETE CRADLES WHEN  
THE VERTICAL SEPARATION  
(AS MEASURED FROM THE  
EXTERIOR OF THE PIPES)  
BETWEEN SANITARY SEWER  
FACILITIES AND STORM  
SEWER IS 18" OR LESS.

**RECORD DRAWING**  
STORM SEWER AS-BUILTS  
STORM SEWER STRUCTURES ONLY  
1-13-2017  
*JE Trtan*  
JOSEPH TRTAN, LS21500003



▲ - AS-BUILT INFORMATION  
✓ - BUILT AS PLANNED

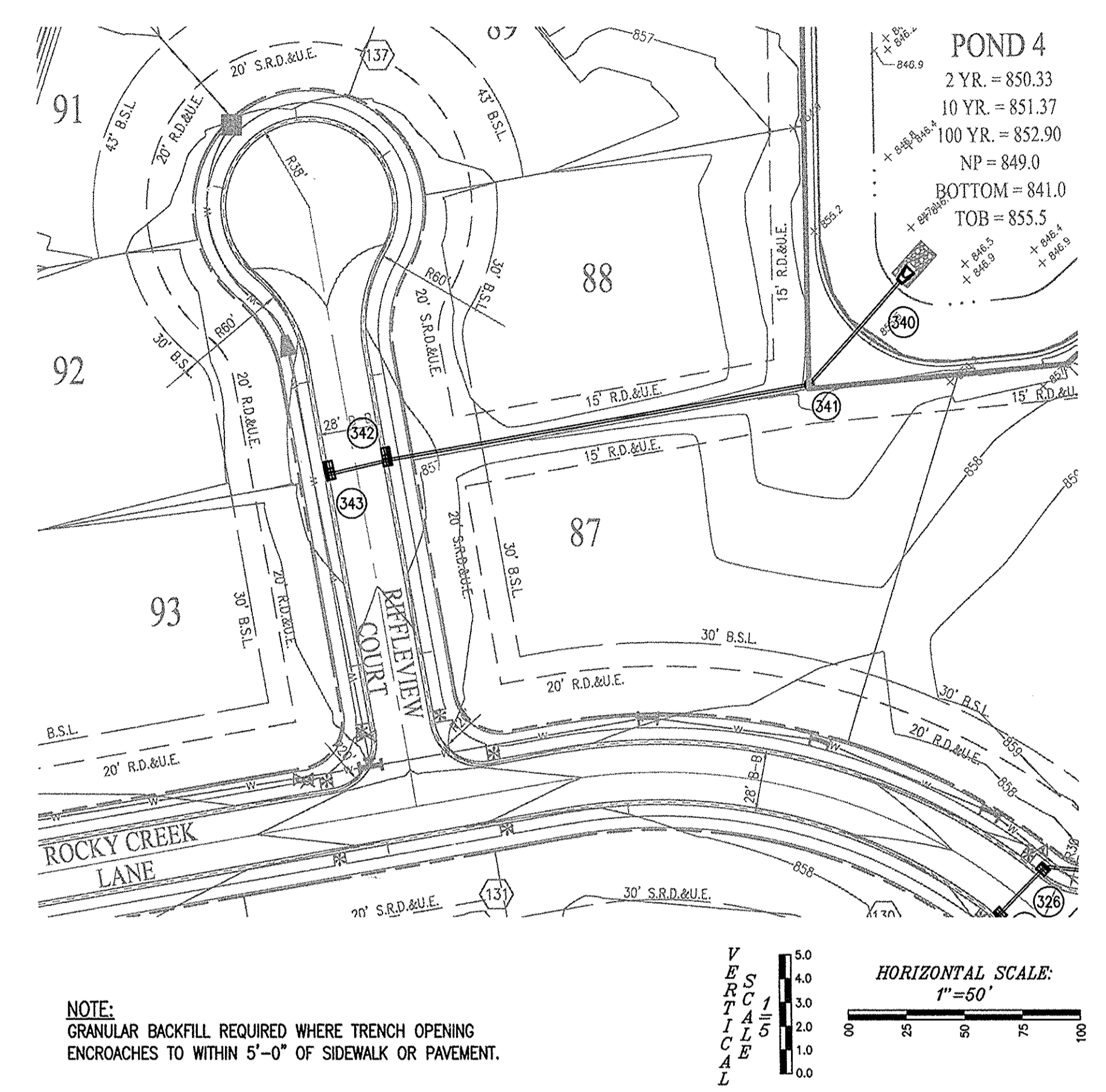
**BENCHMARK INFORMATION**

**SOURCE BENCHMARK**  
HSE 29  
HSE DISC IN CONCRETE SET 5' SOUTH OF THE SOUTH BACK OF CURB ALONG 101ST ST., 1800'+/- EAST OF CYNTHIANE RD., 33' WEST OF THE FIRST DRIVE WEST OF THE BRIDGE OVER FLATFORK CREEK.  
N=1709400  
E=269743.89  
EL=855.00 (NAVD 88)

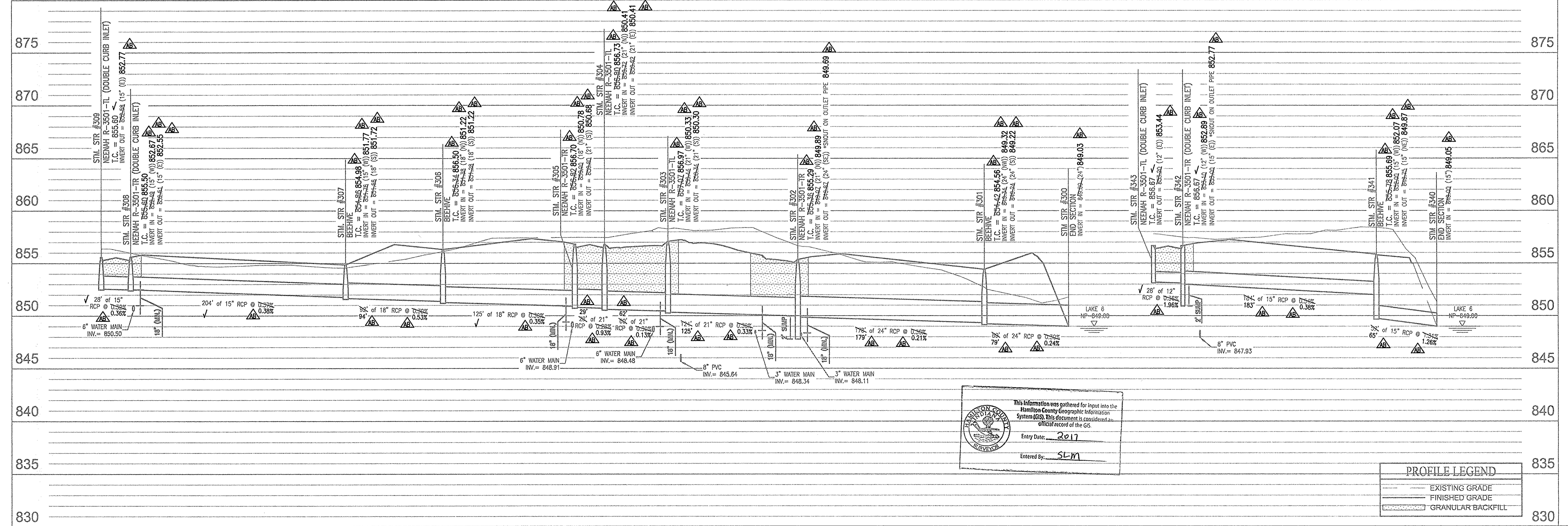
**BM 1**  
RAILROAD SPIKE SET IN THE SOUTHWEST SIDE OF A 20" TREE LOCATED ON THE SOUTHWEST SIDE OF CONNECTICUT AVENUE, APPROXIMATELY 1,104'+/- SOUTHWEST OF THE INTERSECTION OF CONNECTICUT AVENUE WITH STATE ROAD 238.  
N=171251  
E=271743  
EL=858.88 (NAVD 88)

**BM 2**  
RAILROAD SPIKE SET IN THE WEST SIDE OF A UTILITY POLE LOCATED APPROXIMATELY 784' SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6-117N-R6E.  
N=1709400  
E=269743.89  
EL=864.60 (NAVD 88)

**BM 3**  
M8 NAIL SET IN THE NORTH SIDE OF A UTILITY POLE LOCATED ON THE SOUTH SIDE OF 101ST STREET, APPROXIMATELY 1,097'+/- EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8-117N-R6E.  
N=1707470  
E=271220  
EL=863.33 (NAVD 88)



**NOTE:**  
GRANULAR BACKFILL REQUIRED WHERE TRENCH OPENING  
ENCROACHES TO WITHIN 5'-0" OF SIDEWALK OR PAVEMENT.



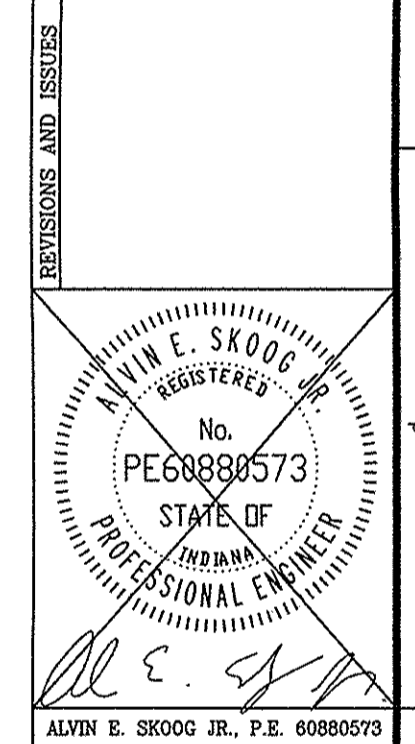
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PROFILE LEGEND	
	EXISTING GRADE
	FINISHED GRADE
	GRANULAR BACKFILL

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weihe.net  
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317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

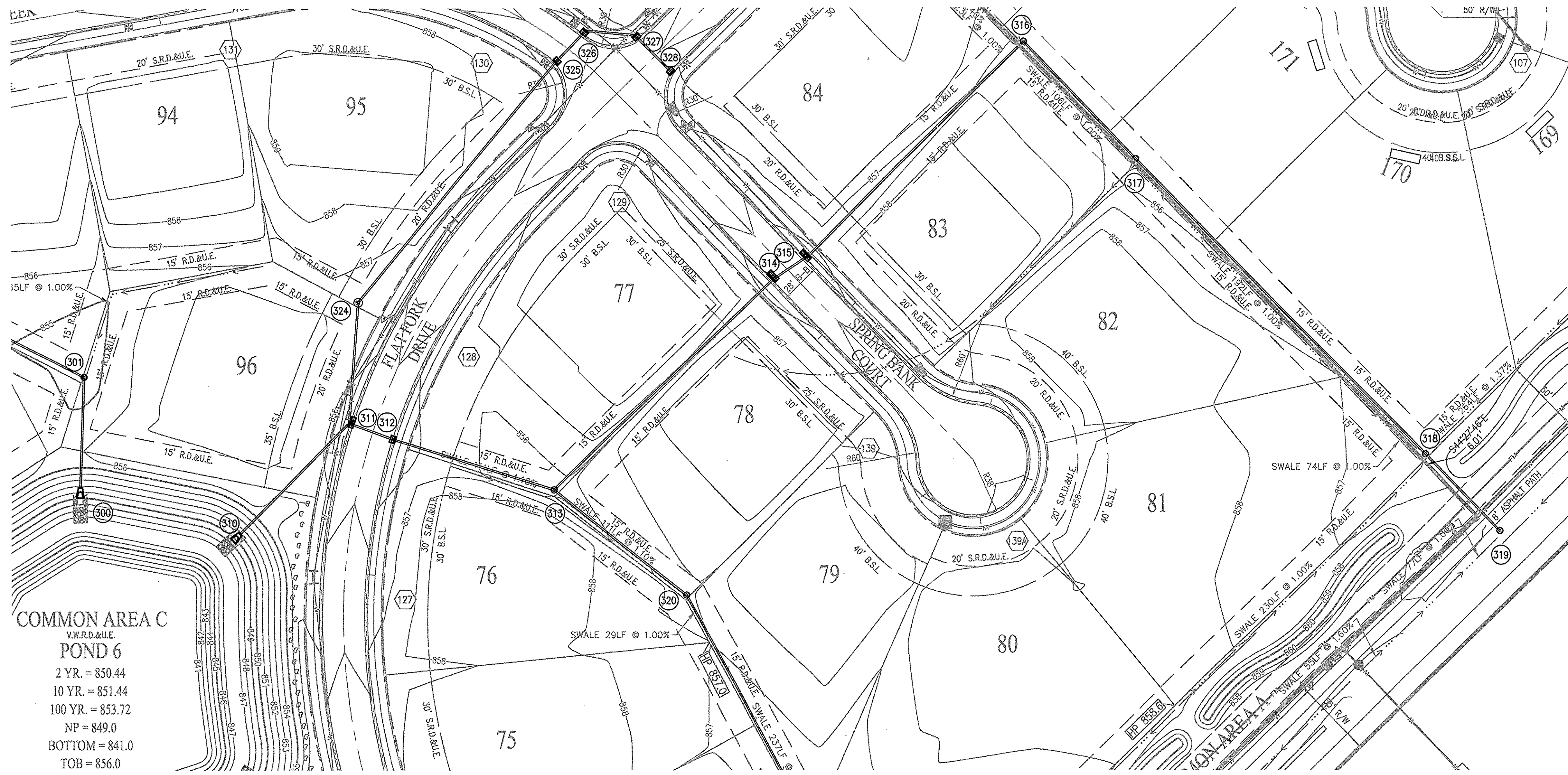
**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.:	W15.0063
DWG NAME:	AS BUILT Storm PIP
DESIGNED BY:	DIR
DRAWN BY:	DIR
CHECKED BY:	AES
DATE:	04.03.2015



PREPARED FOR:  
**THE BLUFFS AT FLAT FORK SECTION ONE**  
NORTH CONNECTICUT DEVELOPMENT CORP.  
STORM SEWER PLAN & PROFILE  
Part of the SPSR 1/4 of Section 15, Township 7 North, Range 6 East, Real Creek Township, Hamilton County, Indiana.  
SHEET NO.  
**C600**  
PROJECT NO.  
W15.0063





**COMMON AREA C**  
 V.V.R.D.&U.E.  
**POND 6**  
 2 YR. = 850.44  
 10 YR. = 851.44  
 100 YR. = 853.72  
 NP = 849.0  
 BOTTOM = 841.0  
 TOB = 856.0

**RECORD DRAWING**  
 STORM SEWER AS-BUILTS  
 STORM SEWER STRUCTURES ONLY  
 1-13-207

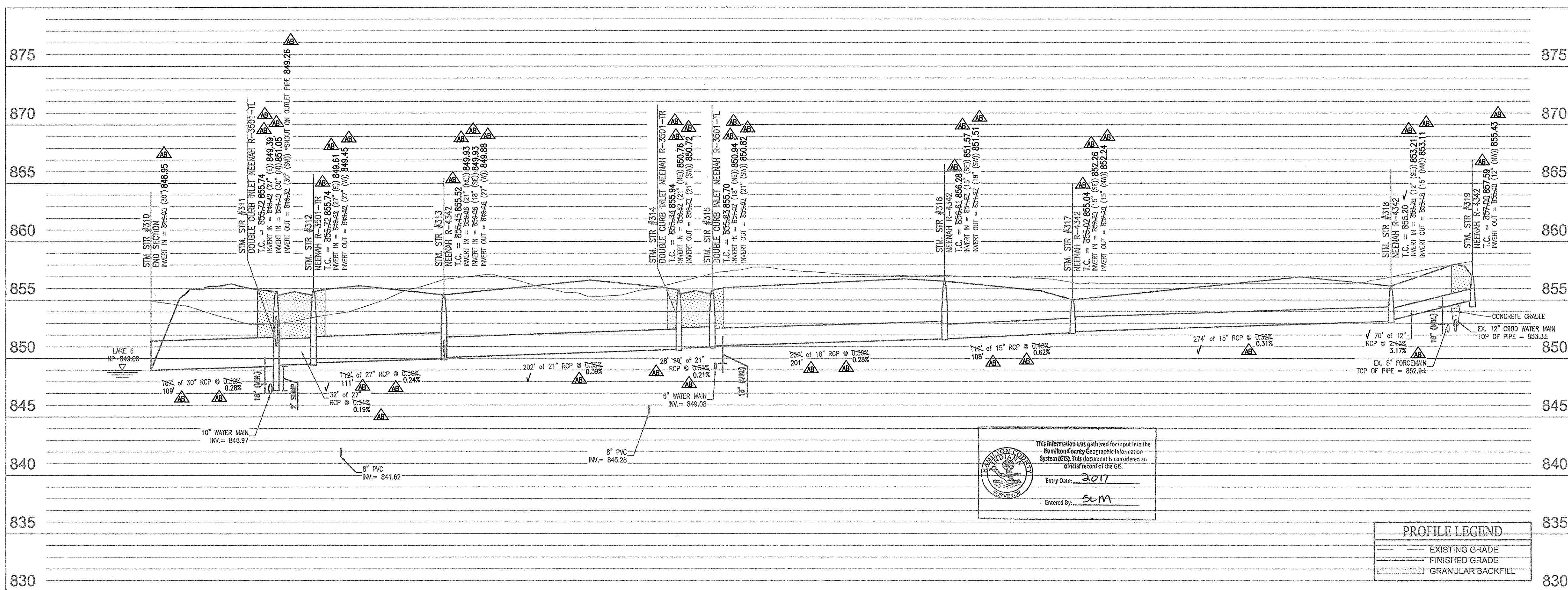
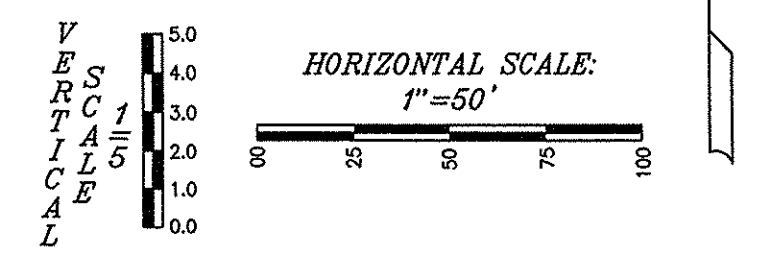
*Joe Trtan*  
 JOSEPH TRTAN, LS21500003



▲ - ASBUILT INFORMATION  
 ✓ - BUILT AS PLANNED

**NOTE**  
 EXCEPT FOR FORCE MAINS, CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES AND STORM SEWER IS 18" OR LESS.

**NOTE:**  
 GRANULAR BACKFILL REQUIRED WHERE TRENCH OPENING ENCLOSED TO WITHIN 5'-0" OF SIDEWALK OR PAVEMENT.



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 Entry Date: 2017  
 Entered By: SLM

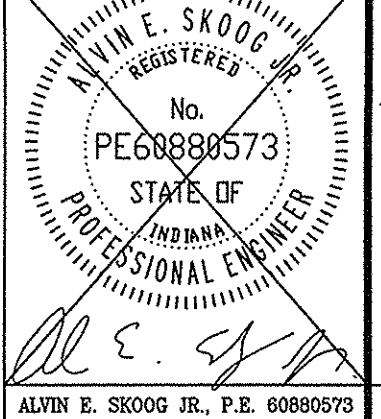
PROFILE LEGEND	
	EXISTING GRADE
	FINISHED GRADE
	GRANULAR BACKFILL

10505 N. College Avenue  
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 weihc.net  
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 317 | 843 - 0546/fax  
 ALLAN H. WEIHE, P.E., L.S., FOUNDER

**WEIHE ENGINEERS**  
 Land Surveying | Civil Engineering  
 Landscape Architecture

PROJECT NO.:	AS 600 Storm P&P
DESIGNED BY:	DIR
DRAWN BY:	AE
CHECKED BY:	AE
DATE:	04.03.2015

EXTENSIONS AND ISSUES

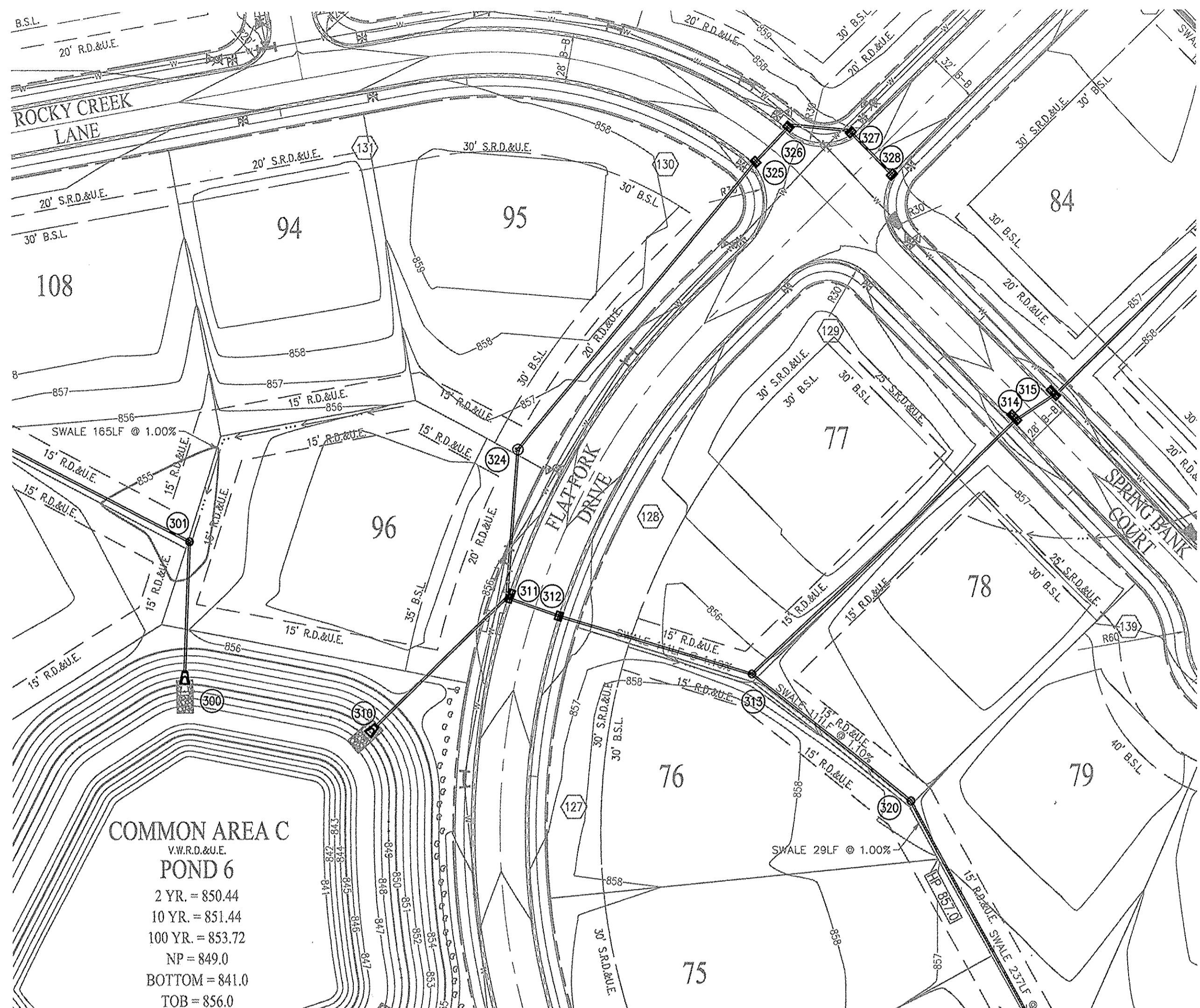


PREPARED FOR:  
**THE BLUFFS AT FLAT FORK SECTION ONE**  
 NORTH CONNECTICUT DEVELOPMENT CORP.  
 STORM SEWER PLAN & PROFILE  
 Part of the 25828 / 1st of Section 16, Township 17 North, Range 6 East, East Creek Township, Hamilton County, Indiana

SHEET NO.  
**C601**  
 PROJECT NO.  
 W15.0063

LOCATION: H:\2016\W150063\Engineering\Design\Submittal\AS 600 Storm P&P.dwg  
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 PLOTTED BY: weihc



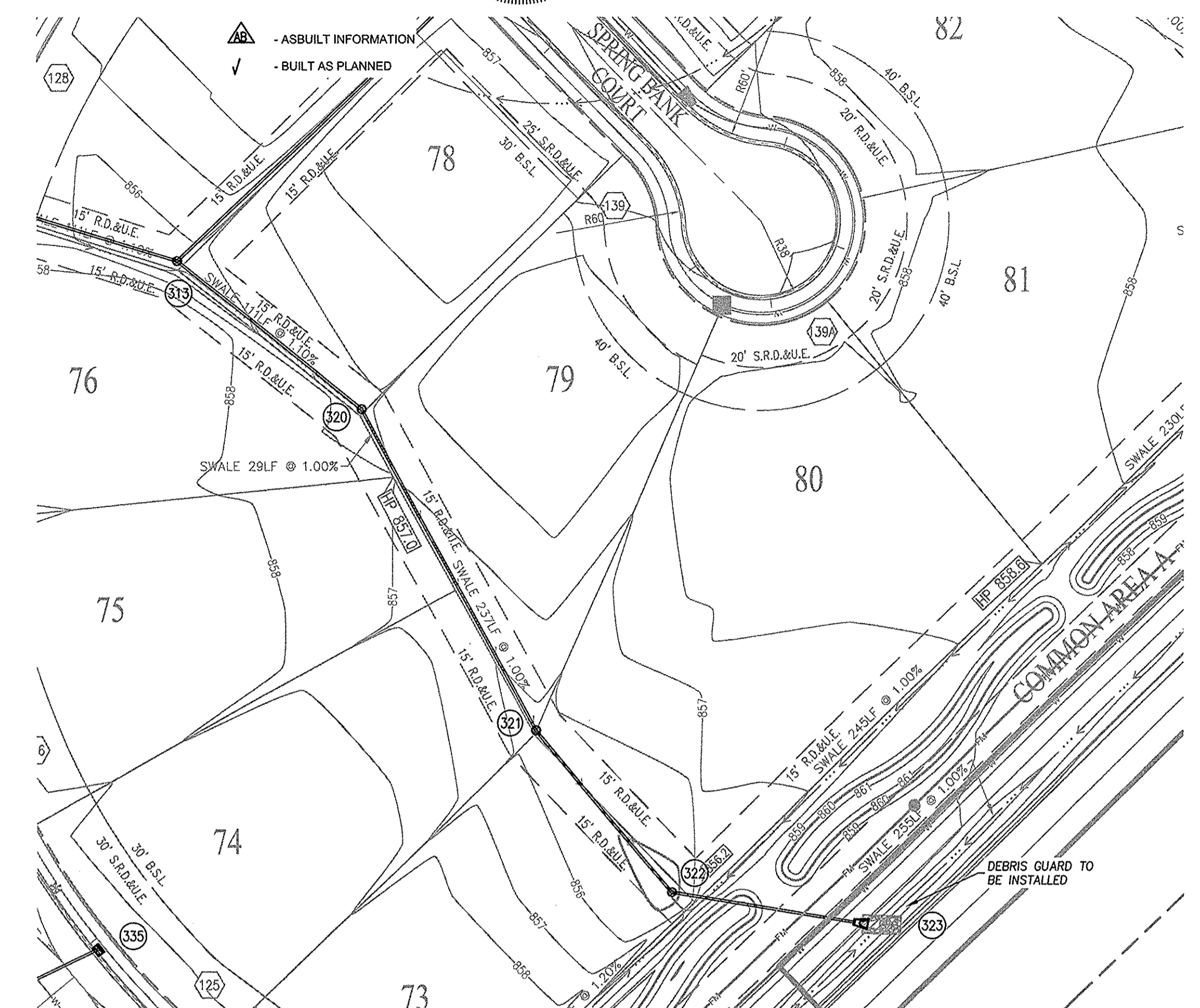


**RECORD DRAWING**  
 STORM SEWER AS-BUILTS  
 STORM SEWER STRUCTURES ONLY  
 1-13-2017

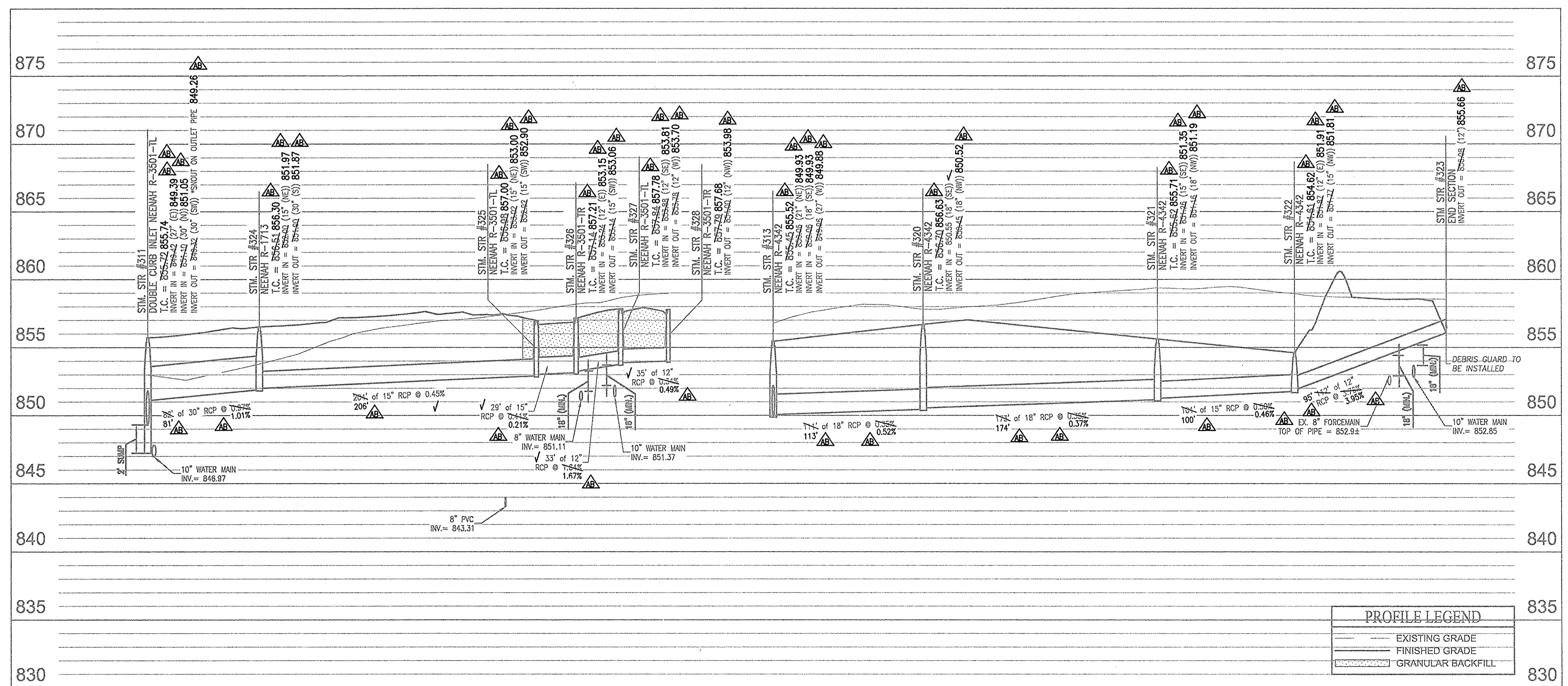
*JE Tit*  
 JOSEPH TRTAN, LS21500003



**NOTE**  
 EXCEPT FOR FORCE MAINS, CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES AND STORM SEWER IS 18" OR LESS.



**NOTE:**  
 GRANULAR BACKFILL REQUIRED WHERE TRENCH OPENING ENCLOSES TO WITHIN 5'-0" OF SIDEWALK OR PAVEMENT.

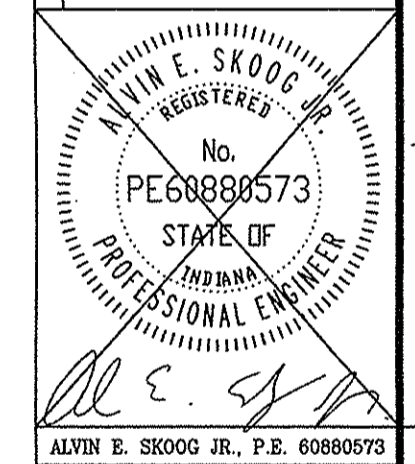


This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.  
 Entry Date: 2.017  
 Entered By: SLM

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 317 | 843 - 0546 / fax  
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
 Land Surveying | Civil Engineering  
 Landscape Architecture

PROJECT NO.	W15.0063
DWG NAME	AS BUILT Storm PIP
DESIGNED BY	JTR
DRAWN BY	JTR
CHECKED BY	AE
DATE	04.03.2015



PREPARED FOR:  
**THE BLUFFS AT FLAT FORK SECTION ONE**  
 NORTH CONNECTICUT DEVELOPMENT CORP.  
 STORM SEWER PLAN & PROFILE  
 Part of the 5822 (14) of Section 15, Township 17 North, Range 6 East, Roll Creek Township, Hamilton County, Indiana

SHEET NO.  
**C602**  
 PROJECT NO.  
 W15.0063



STORM SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	STRUCTURE TYPE	TOP OF CASTING	CASTING TYPE	INVERT
300	CONCRETE END SECTION	N/A	N/A	INV IN = 849.00(N)
301	MANHOLE	854.42	BEEHIVE	INV IN = 849.34(N/W) INV OUT = 849.24(S)
302	MANHOLE	855.36	NEENAH R-3501-TR	INV IN = 849.57(N) INV OUT = 849.87(SE)
303	MANHOLE	857.07	NEENAH R-3501-TL	INV IN = 850.44(W) INV OUT = 850.34(S)
304	MANHOLE	856.80	NEENAH R-3501-TL	INV IN = 850.72(N) INV OUT = 850.62(E)
305	MANHOLE	856.82	NEENAH R-3501-TR	INV IN = 850.90(N) INV OUT = 850.80(S)
306	MANHOLE	856.34	BEEHIVE	INV IN = 851.38(N) INV OUT = 851.28(S)
307	MANHOLE	854.86	BEEHIVE	INV IN = 851.78(W) INV OUT = 851.68(S)
308	MANHOLE	855.60	NEENAH R-3501-TR	INV IN = 852.49(W) INV OUT = 852.51(E)
309	MANHOLE	855.60	NEENAH R-3501-TL	INV OUT = 852.58(E)
310	CONCRETE END SECTION	N/A	N/A	INV IN = 849.00(NE)
311	DOUBLE CURB INLET	855.72	NEENAH R-3501-TL	INV IN = 849.42(E) INV IN = 851.10(N) INV OUT = 849.32(SW)
312	MANHOLE	855.72	NEENAH R-3501-TR	INV IN = 849.62(E) INV OUT = 849.52(W)
313	MANHOLE	855.45	NEENAH R-4342	INV IN = 850.06(NE) INV IN = 850.06(SE) INV OUT = 849.98(W)
314	DOUBLE CURB INLET	855.84	NEENAH R-3501-TR	INV IN = 850.87(NE) INV OUT = 850.77(SW)
315	DOUBLE CURB INLET	855.83	NEENAH R-3501-TL	INV IN = 851.07(NE) INV OUT = 850.97(SW)
316	MANHOLE	856.61	NEENAH R-4342	INV IN = 851.67(SE) INV OUT = 851.67(SW)
317	MANHOLE	856.02	NEENAH R-4342	INV IN = 852.30(SE) INV OUT = 852.20(NW)
318	MANHOLE	856.20	NEENAH R-4342	INV IN = 853.28(SE) INV OUT = 853.18(NW)
319	MANHOLE	857.00	NEENAH R-4342	INV OUT = 855.00(NW)
320	MANHOLE	856.70	NEENAH R-4342	INV IN = 850.55(SE) INV OUT = 850.45(NW)
321	MANHOLE	855.62	NEENAH R-4342	INV IN = 851.26(SE) INV OUT = 851.16(NW)
322	MANHOLE	854.61	NEENAH R-4342	INV IN = 851.87(E) INV OUT = 851.77(NW)
323	CONCRETE END SECTION	N/A	N/A	INV OUT = 856.08(W)
324	MANHOLE	856.51	NEENAH R-1713	INV IN = 852.00(NE) INV OUT = 851.90(S)
325	INLET TYPE E	856.98	NEENAH R-3501-TL	INV IN = 853.02(NE) INV OUT = 852.92(SW)
326	INLET TYPE E	857.14	NEENAH R-3501-TR	INV IN = 853.24(E) INV OUT = 853.14(SW)
327	INLET TYPE E	857.84	NEENAH R-3501-TL	INV IN = 853.88(SE) INV OUT = 853.78(W)
328	INLET TYPE A	857.79	NEENAH R-3501-TR	INV OUT = 854.00(NW)
330	CONCRETE END SECTION	N/A	N/A	INV IN = 849.00(SE)
331	MANHOLE	857.69	NEENAH R-1713	INV IN = 850.00(SE) INV OUT = 849.25(NW)
332	INLET TYPE E	856.67	NEENAH R-3501-TR	INV IN = 851.27(SE) INV IN = 853.14(NE) INV OUT = 851.17(NW)
333	DOUBLE CURB INLET	856.67	NEENAH R-3501-TL	INV OUT = 851.35(NW)
335	INLET TYPE A	857.03	NEENAH R-3501-TR	INV OUT = 853.53(SW)
340	CONCRETE END SECTION	N/A	N/A	INV IN = 849.00(SW)
341	MANHOLE	855.78	BEEHIVE	INV IN = 852.00(W) INV OUT = 849.75(NE)
342	INLET TYPE A	856.67	NEENAH R-3501-TR	INV IN = 853.10(W) INV OUT = 853.00(E)
343	INLET TYPE A	856.67	NEENAH R-3501-TL	INV OUT = 853.20(E)
353	CONCRETE END SECTION	N/A	N/A	INV IN = 844.00(S)
354	OUTLET CONTROL	850.50	NEENAH R-4215-C	INV IN = 846.90(S) INV OUT = 844.75(N)
355	CONCRETE END SECTION	N/A	N/A	INV OUT = 847.00(N)
356	CONCRETE END SECTION	N/A	N/A	INV IN = 847.00(E)
357	MANHOLE	851.62	NEENAH R-4342	INV IN = 847.53(E) INV IN = 847.58(S) INV OUT = 847.48(W)
358	MANHOLE	851.76	NEENAH R-4342	INV IN = 848.43(NE) INV OUT = 848.33(W)
359	OUTLET CONTROL	854.50	NEENAH R-4215-C	INV IN = 848.90(NE) INV OUT = 848.90(SW)
360	CONCRETE END SECTION	890/82	N/A	INV OUT = 849.00(SW)

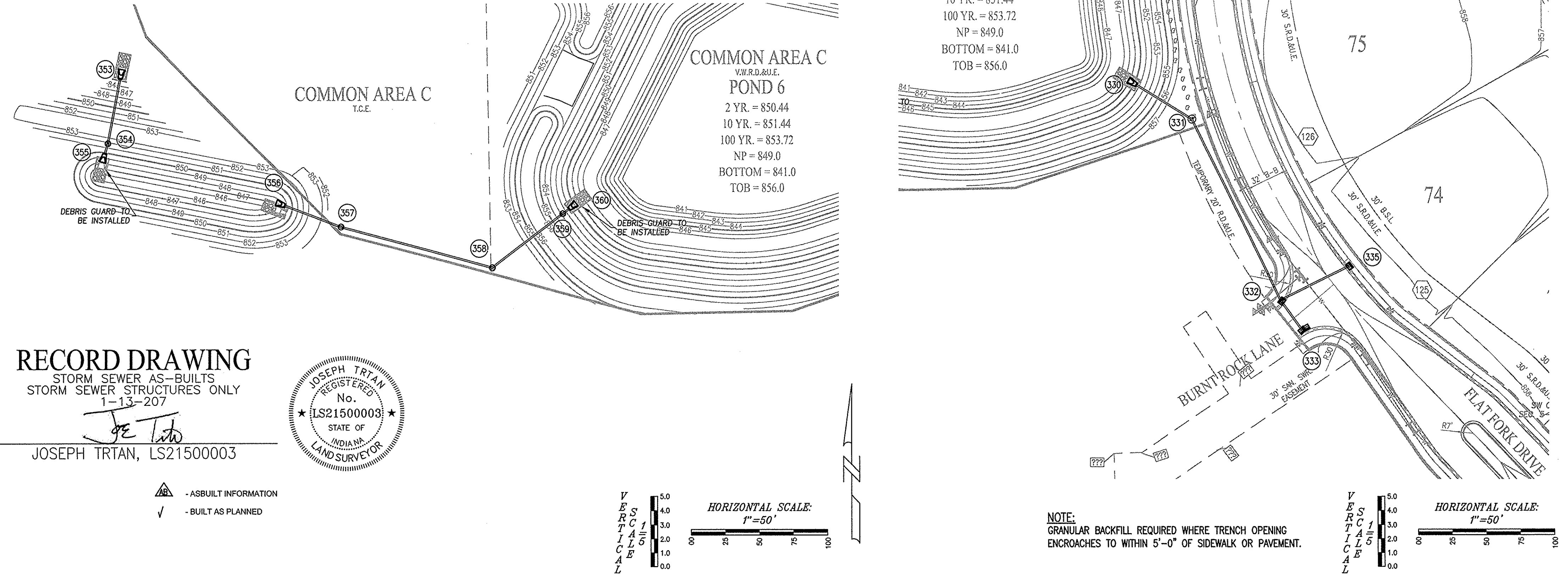
STORM SEWER PIPE DATA TABLE					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
300	301	24"	RCP	60'	0.30%
301	302	24"	RCP	178'	0.30%
303	304	21"	RCP	60'	0.30%
303	302	21"	RCP	124'	0.30%
304	305	21"	RCP	28'	0.28%
305	306	18"	RCP	125'	0.30%
306	307	18"	RCP	92'	0.30%
307	308	15"	RCP	204'	0.37%
308	309	15"	RCP	26'	0.32%
310	311	30"	RCP	107'	0.30%
311	312	27"	RCP	32'	0.31%

STORM SEWER PIPE DATA TABLE					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
312	313	27"	RCP	112'	0.30%
313	320	18"	RCP	111'	0.35%
314	313	21"	RCP	202'	0.35%
315	314	21"	RCP	29'	0.35%
315	316	18"	RCP	200'	0.30%
316	317	15"	RCP	110'	0.48%
317	318	15"	RCP	274'	0.32%
318	319	12"	RCP	70'	2.46%
321	320	18"	RCP	173'	0.35%
321	322	15"	RCP	101'	0.50%
322	323	12"	RCP	112'	3.76%

STORM SEWER PIPE DATA TABLE					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
324	311	30"	RCP	82'	0.97%
324	325	15"	RCP	204'	0.45%
325	326	15"	RCP	29'	0.41%
326	327	12"	RCP	33'	1.84%
327	328	12"	RCP	35'	0.34%
330	331	15"	RCP	54'	0.46%
331	332	15"	RCP	146'	0.80%
332	335	12"	RCP	57'	0.69%
332	333	12"	RCP	29'	0.29%
340	341	15"	RCP	57'	4.31%
341	342	15"	RCP	184'	0.54%

STORM SEWER PIPE DATA TABLE					
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
342	343	12"	RCP	28'	0.36%
354	353	24"	RCP	54'	1.39%
355	354	21"	RCP	16'	0.63%
357	356	18"	RCP	51'	0.85%
358	357	18"	RCP	114'	0.70%
359	358	18"	RCP	66'	0.71%

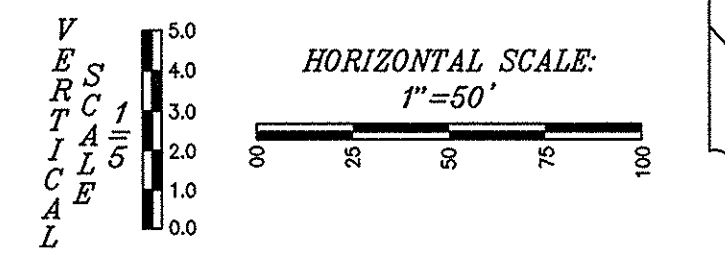
NOTE  
EXCEPT FOR FORCE MAINS, CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES AND STORM SEWER IS 18" OR LESS.



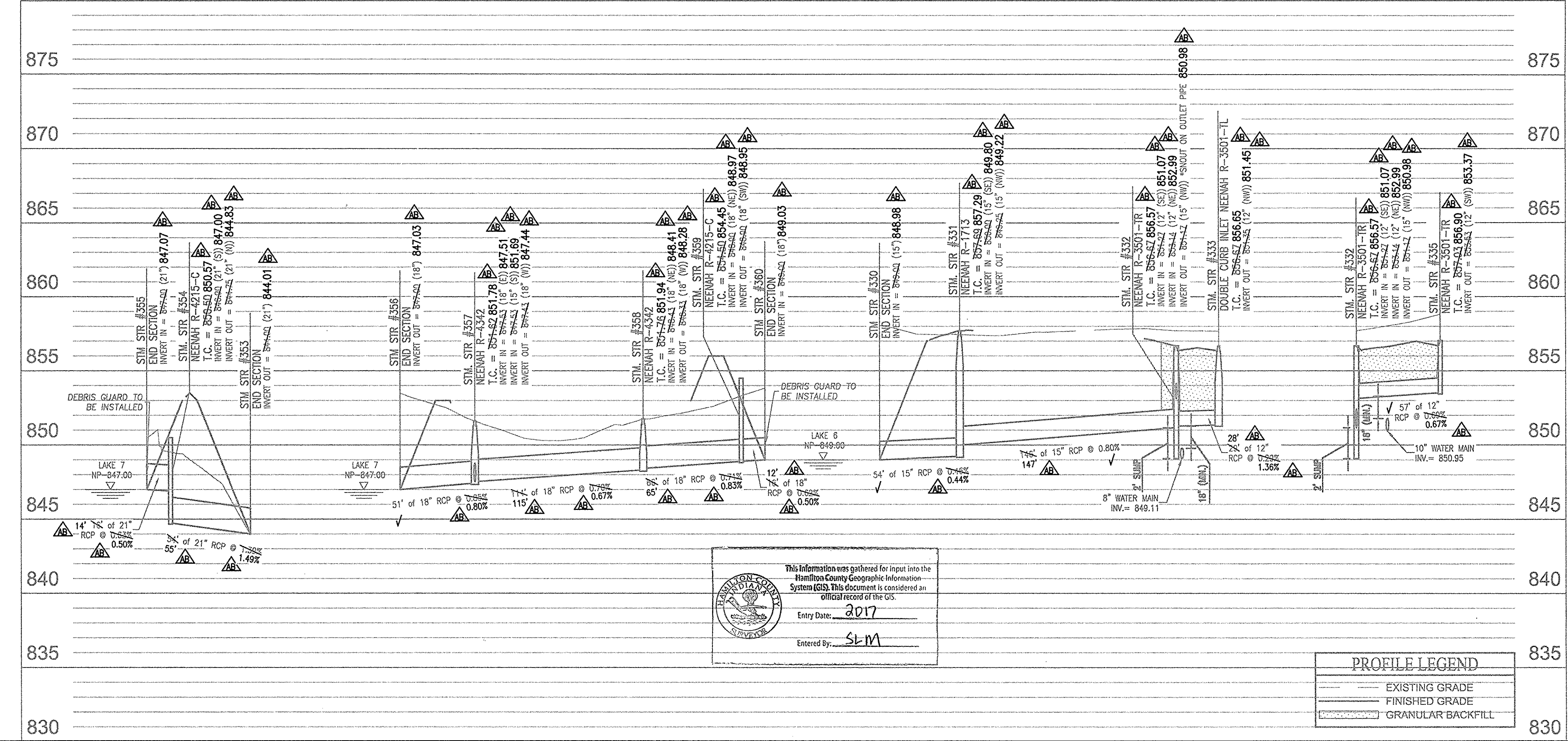
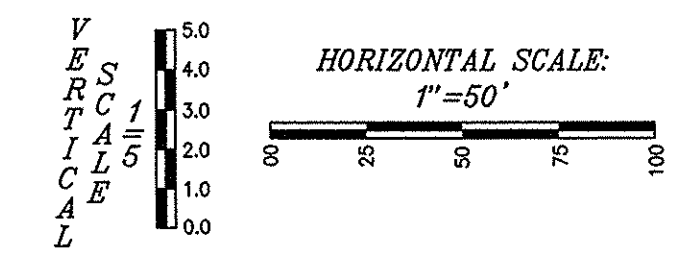
**RECORD DRAWING**  
STORM SEWER AS-BUILTS  
STORM SEWER STRUCTURES ONLY  
1-13-2017  
*Joe Trian*  
JOSEPH TRIAN, LS21500003



▲ - AS-BUILT INFORMATION  
✓ - BUILT AS PLANNED



NOTE:  
GRANULAR BACKFILL REQUIRED WHERE TRENCH OPENING ENCROACHES TO WITHIN 5'-0" OF SIDEWALK OR PAVEMENT.



This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the city.  
Entry Date: 2017  
Entered by: SLM

PROFILE LEGEND	
	EXISTING GRADE
	FINISHED GRADE
	GRANULAR BACKFILL

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

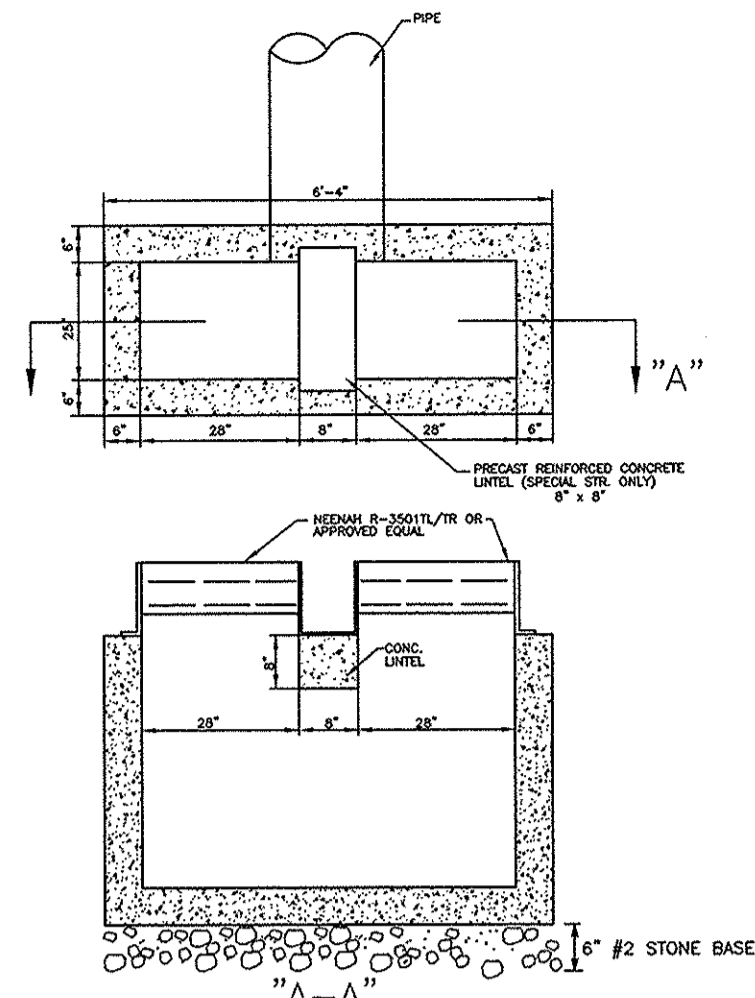
**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO. W15.0063  
DATE: 04-03-2015

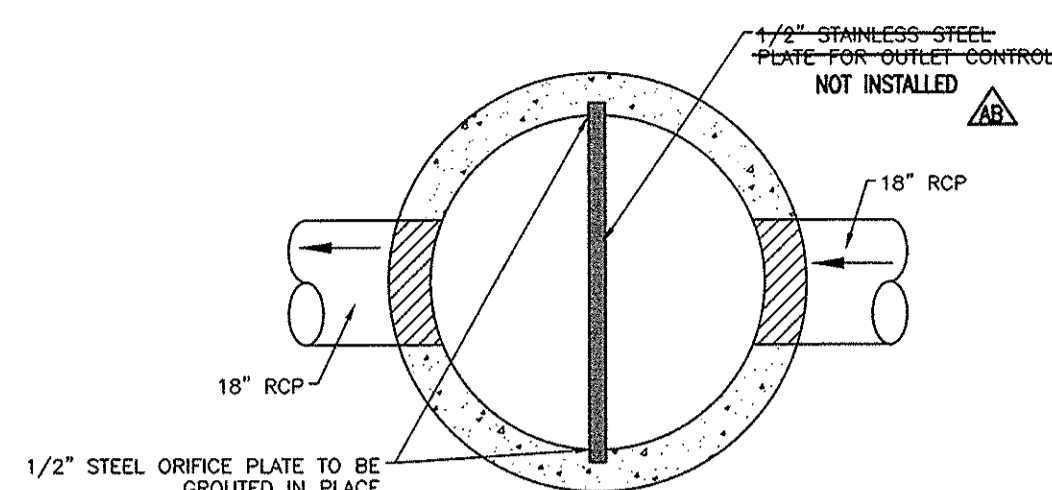
PREPARED FOR:  
**THE BLUFFS AT FLAT FORK SECTION ONE**  
NORTH CONNECTICUT DEVELOPMENT CORP.  
STORM SEWER PLAN & PROFILE  
Part of the 5832 (1) of Station 15, Township 17 North, Range 6 East, Roll Creek Township, Hamilton County, Indiana

SHEET NO.  
**C603**  
PROJECT NO.  
W15.0063

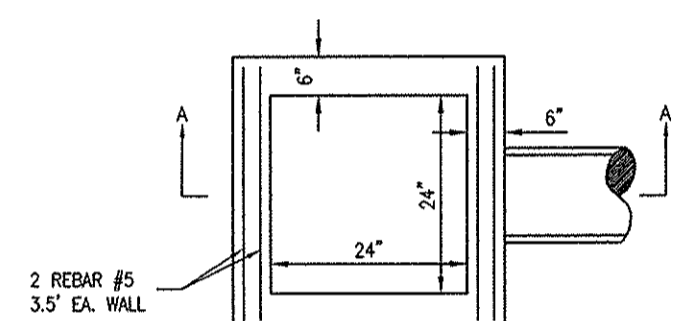
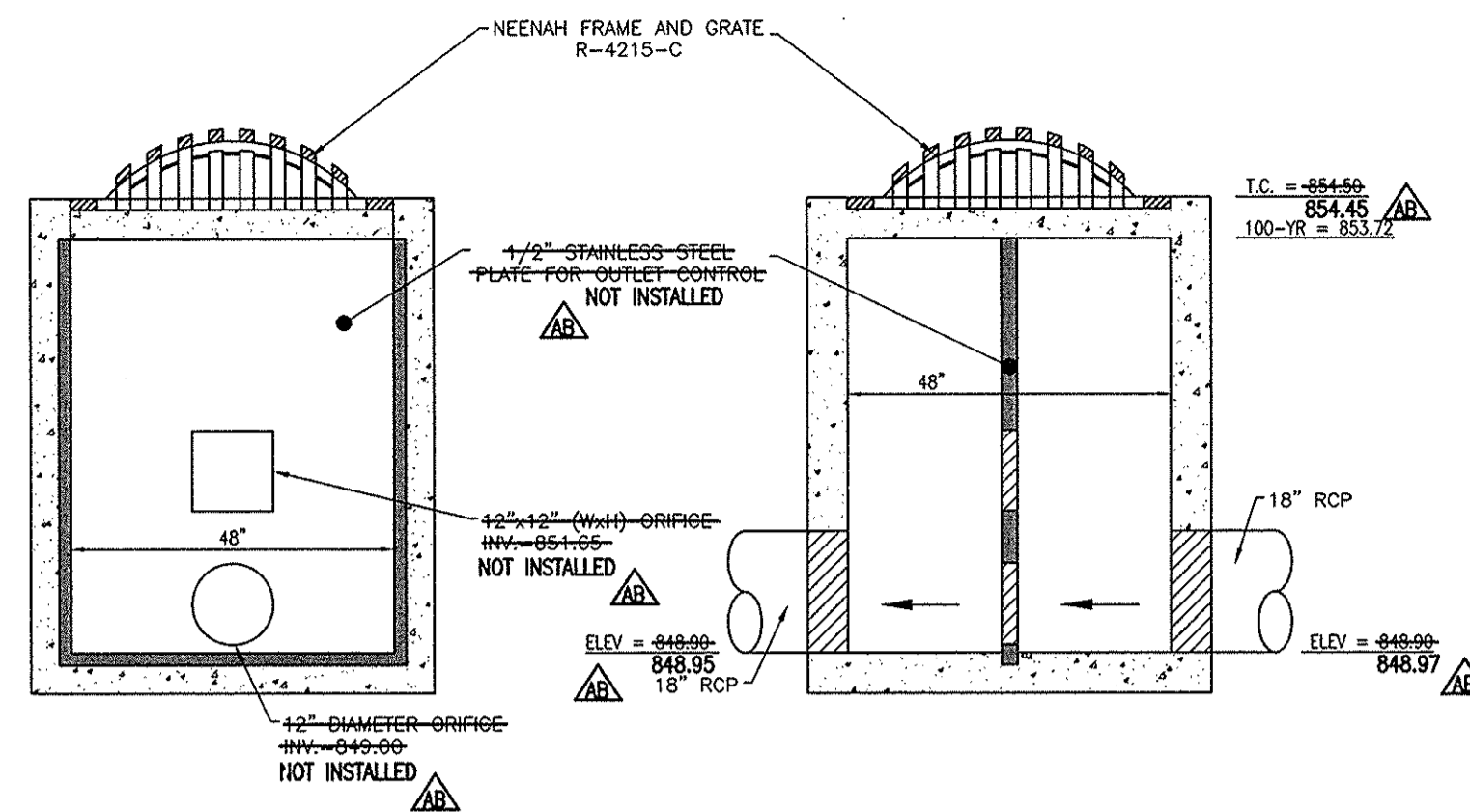




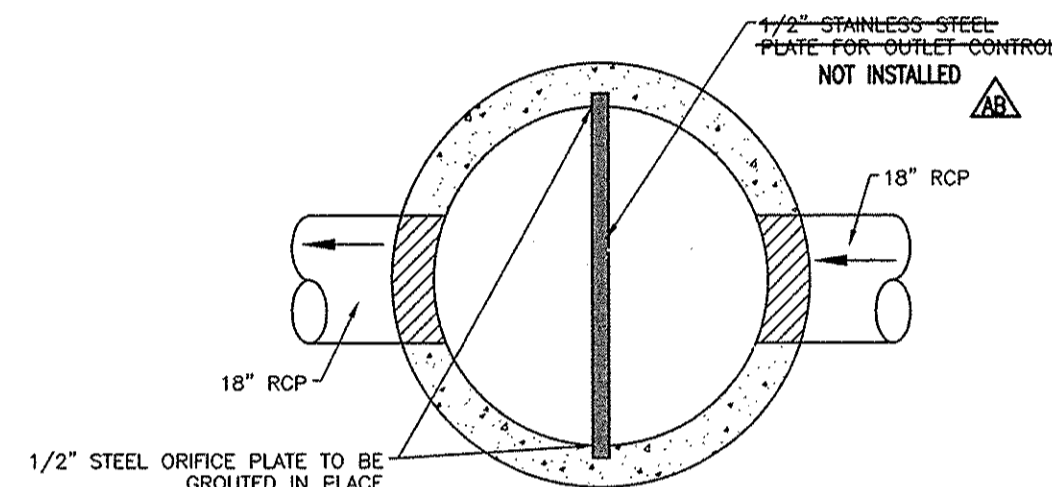
**DOUBLE CURB INLET STRUCTURE DETAIL**  
(NO SCALE)



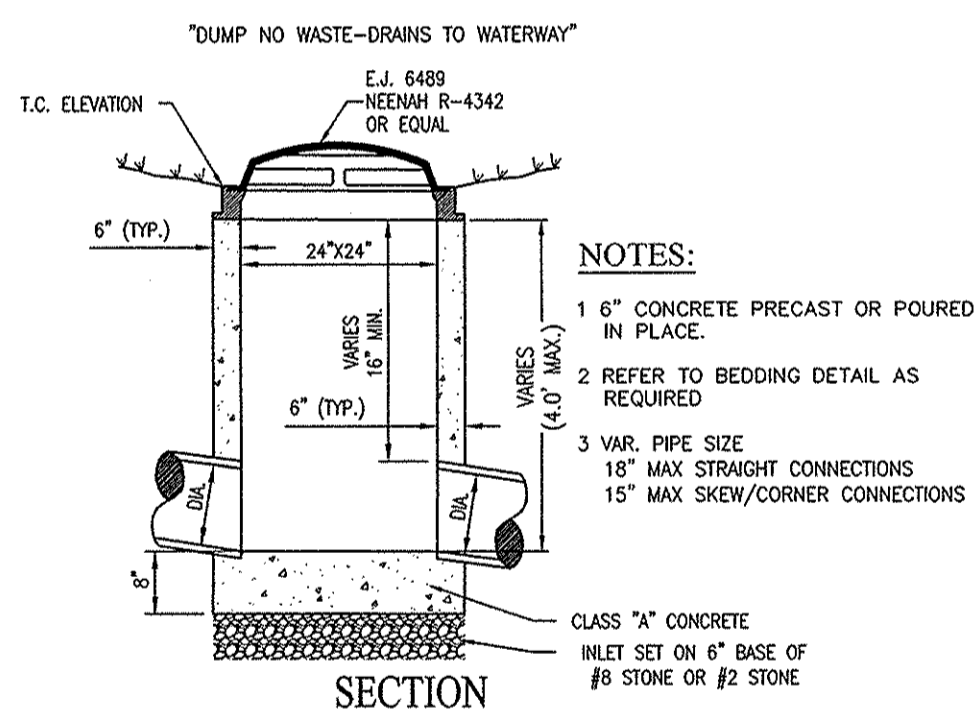
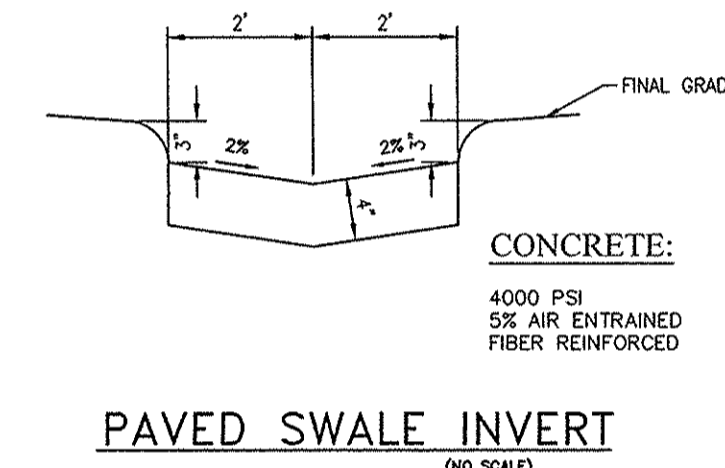
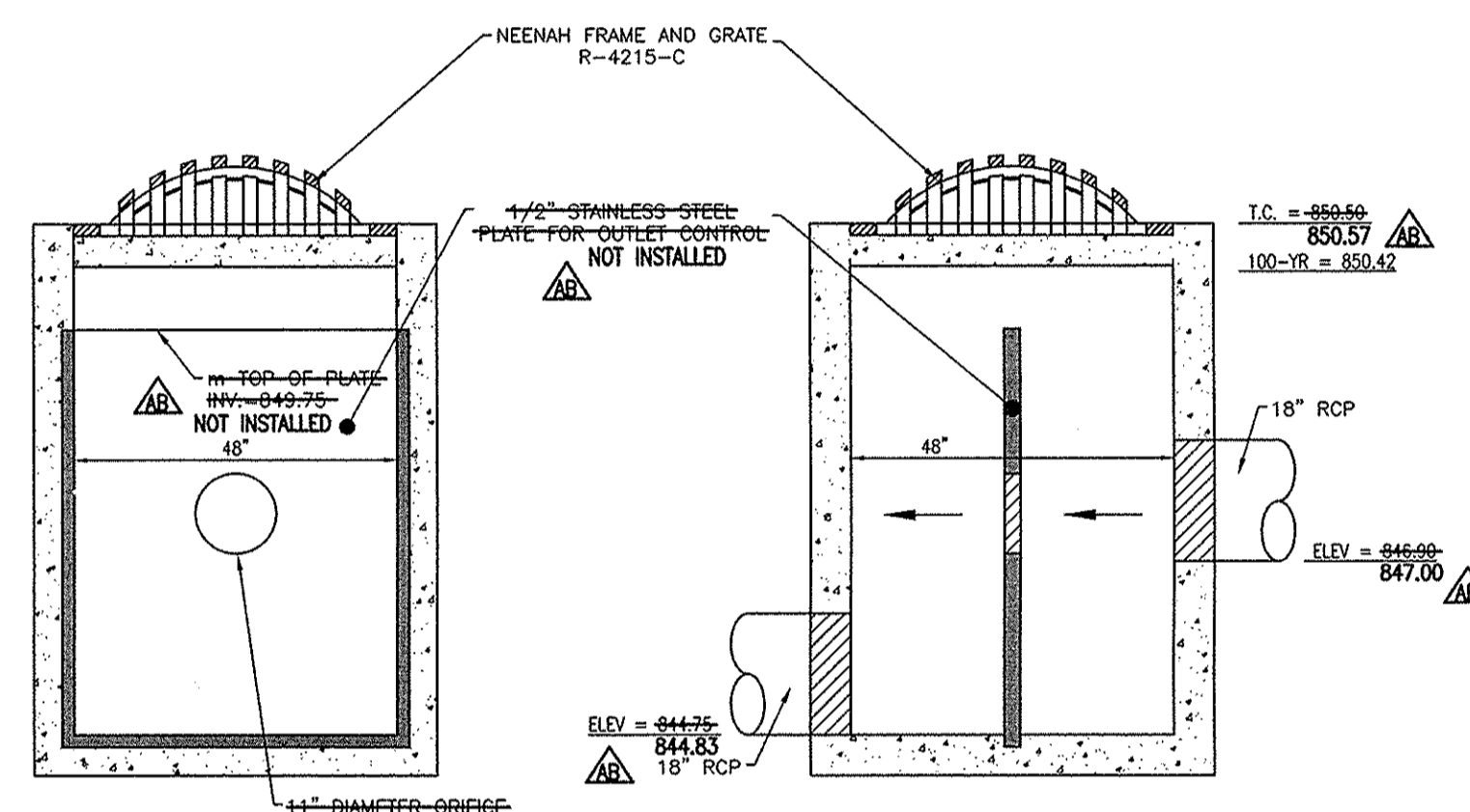
**RESTRICTOR PLATE INSTALLATION DETAIL**  
**OUTLET SPECIAL STRUCTURE POND "6"**  
(NO SCALE)



- NOTES:**
- 1 6" CONCRETE PRECAST OR POURED IN PLACE.
  - 2 REFER TO BEDDING DETAIL AS REQUIRED
  - 3 VAR. PIPE SIZE  
18" MAX STRAIGHT CONNECTIONS  
15" MAX SKEW/CORNER CONNECTIONS



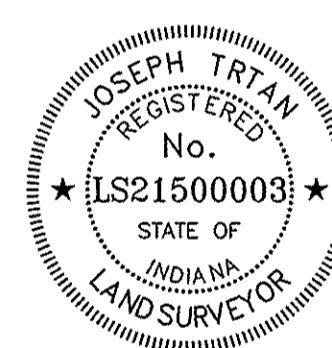
**RESTRICTOR PLATE INSTALLATION DETAIL**  
**OUTLET SPECIAL STRUCTURE POND "7"**  
(NO SCALE)



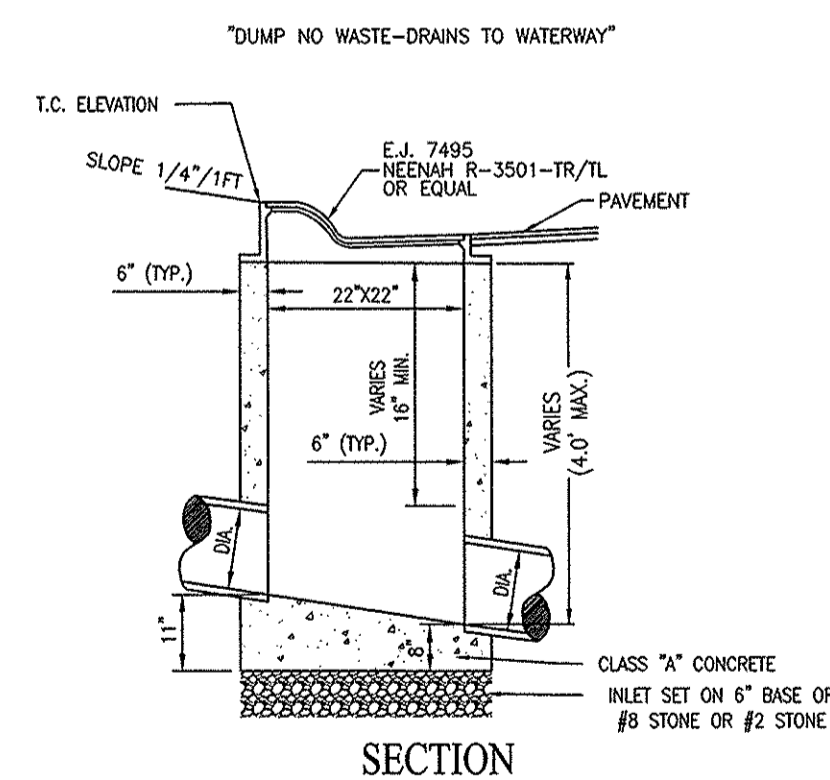
- NOTES:**
- 1 6" CONCRETE PRECAST OR POURED IN PLACE.
  - 2 REFER TO BEDDING DETAIL AS REQUIRED
  - 3 VAR. PIPE SIZE  
18" MAX STRAIGHT CONNECTIONS  
15" MAX SKEW/CORNER CONNECTIONS

**BEEHIVE INLET TYPE "A" (MODIFIED)**  
PIPE SIZES 15" TO 18"  
(NO SCALE)

**RECORD DRAWING**  
STORM SEWER AS-BUILTS  
STORM SEWER STRUCTURES ONLY  
1-13-2017  
*Joseph Trtan*  
JOSEPH TRTAN, LS21500003

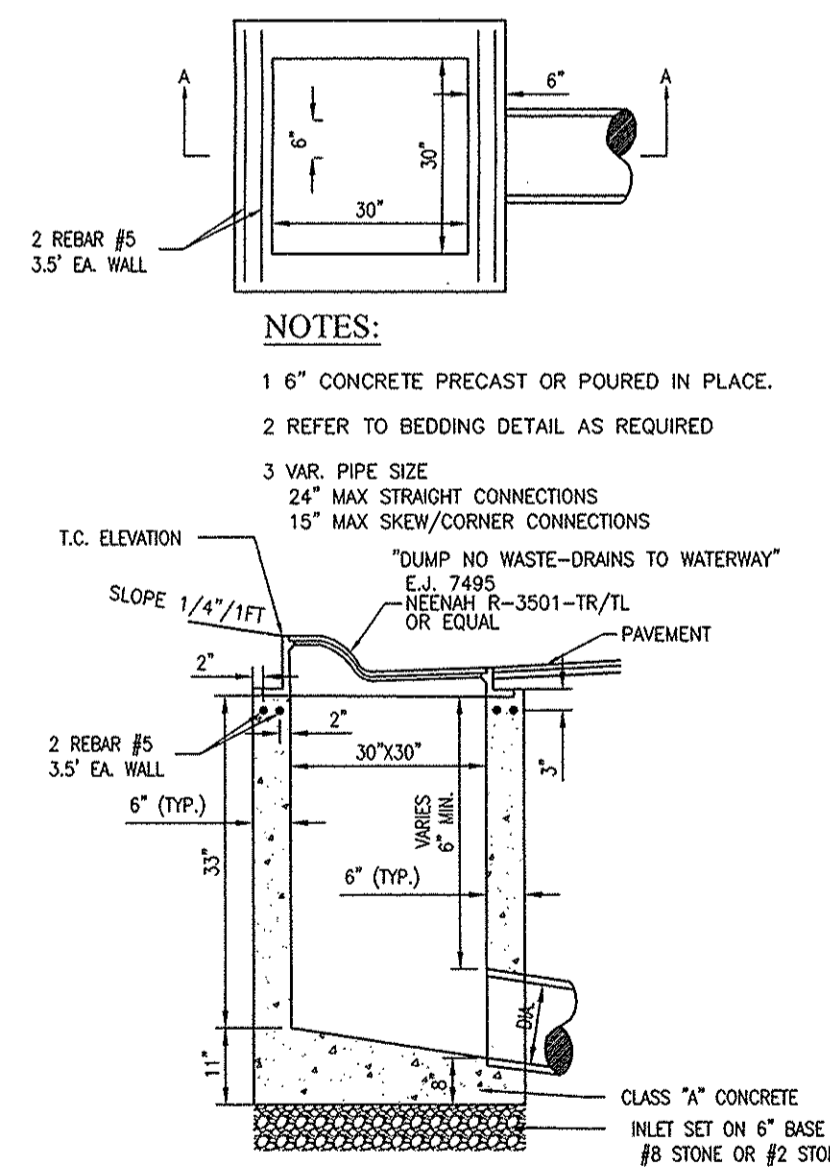


- AS-BUILT INFORMATION
- BUILT AS PLANNED



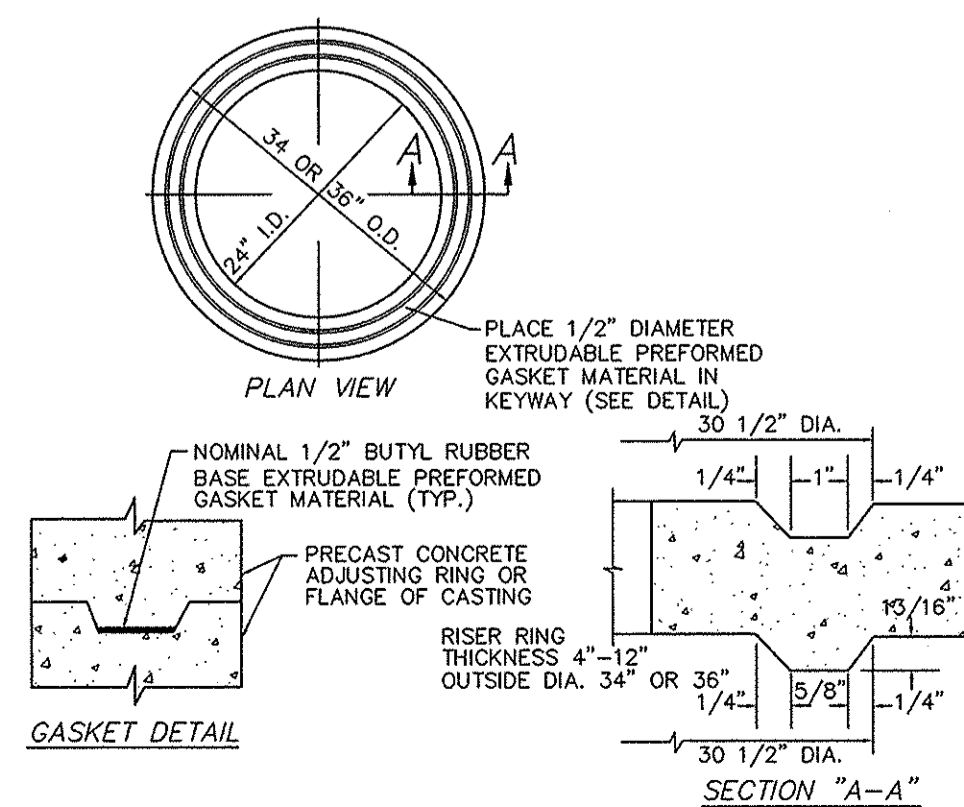
- NOTES:**
- 1 6" CONCRETE PRECAST OR POURED IN PLACE.
  - 2 REFER TO BEDDING DETAIL AS REQUIRED
  - 3 VAR. PIPE SIZE  
24" MAX STRAIGHT CONNECTIONS  
15" MAX SKEW/CORNER CONNECTIONS  
12" MAX SKEW/CORNER CONNECTIONS

**CURB INLET TYPE "A"**  
PIPE SIZES 12" TO 15"  
(NO SCALE)

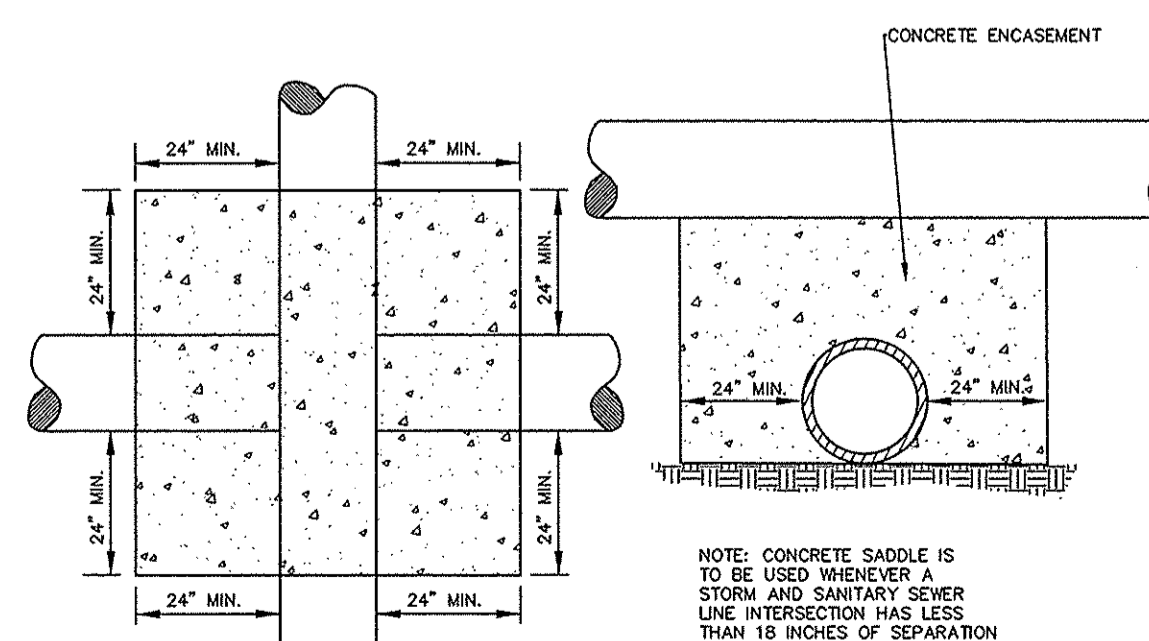


- NOTES:**
- 1 6" CONCRETE PRECAST OR POURED IN PLACE.
  - 2 REFER TO BEDDING DETAIL AS REQUIRED
  - 3 VAR. PIPE SIZE  
24" MAX STRAIGHT CONNECTIONS  
15" MAX SKEW/CORNER CONNECTIONS

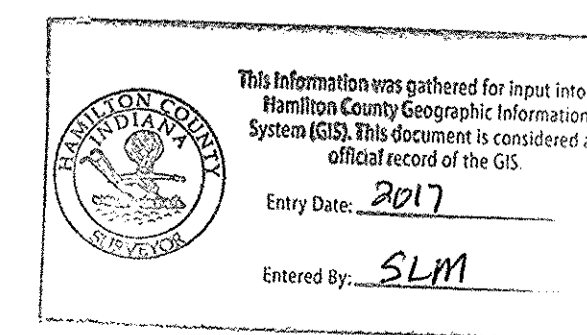
**CURB INLET TYPE "E"**  
(NO SCALE)



**ADJUSTING RING DETAIL**  
(NO SCALE)



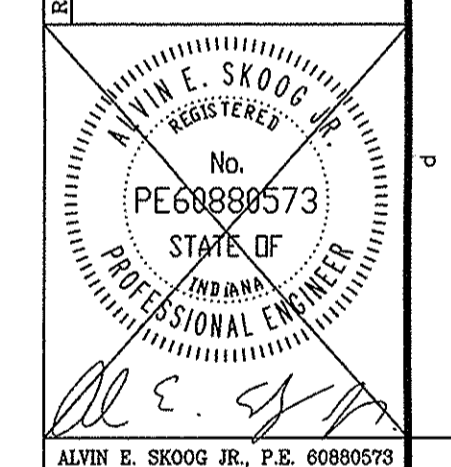
**CONCRETE SADDLE BETWEEN STORM AND SEWER PIPES**  
(NO SCALE)



10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 fax  
ALLAN H. WEIHE, P.E., I.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.:	W15.0063
DWG. NO.:	064 Storm Details
DESIGNED BY:	DTM
DRAWN BY:	DTM
CHECKED BY:	SLM
DATE:	04.03.2015

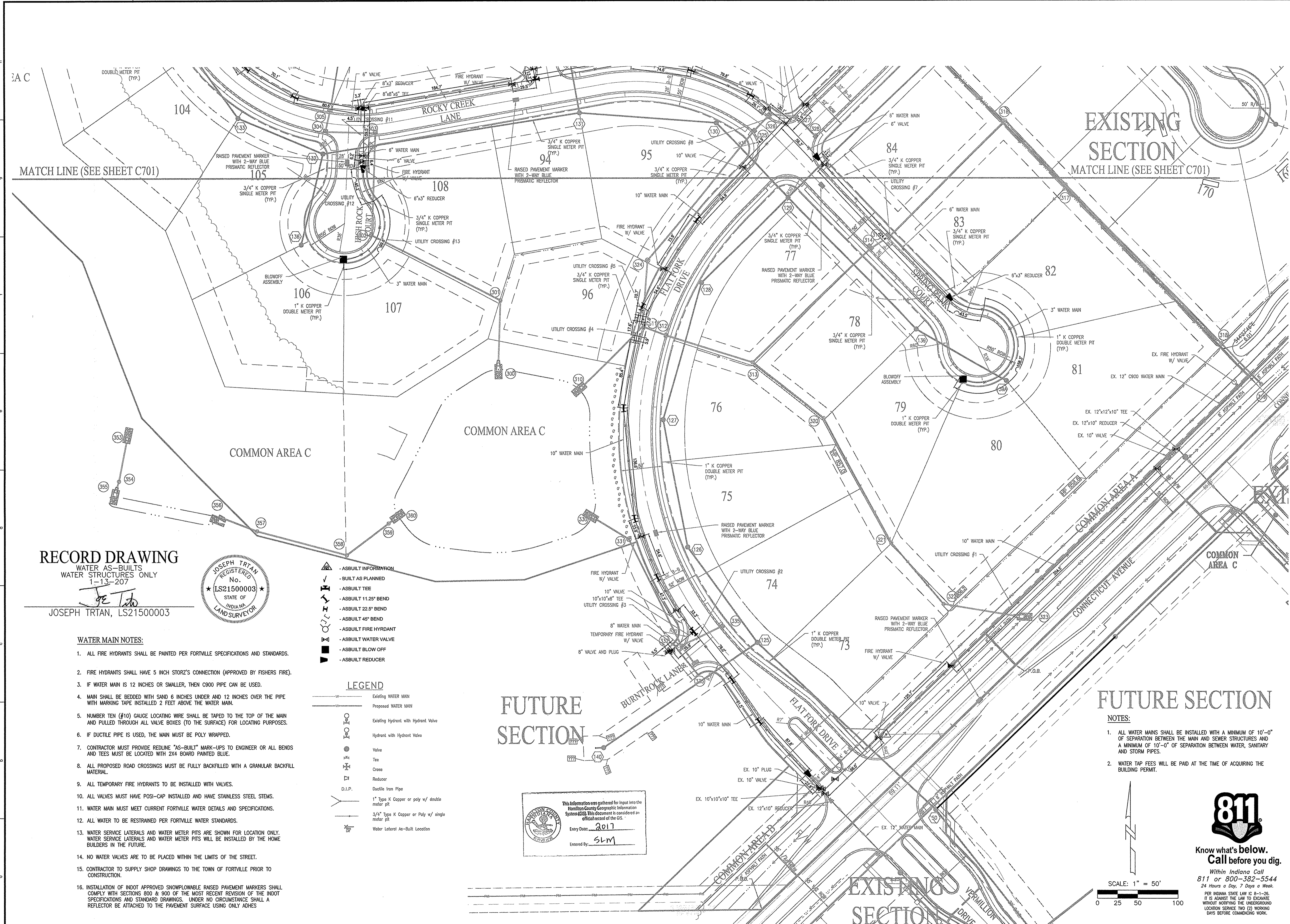


**THE BLUFFS AT FLAT FORK SECTION ONE**  
NORTH CONNECTICUT DEVELOPMENT CORP.  
STORM SEWER DETAILS  
Part of the 57228 1/4 Section 15, Township 17 North, Range 6 East, 1st Quad, Greer Township, Hamilton County, Indiana

PREPARED FOR:  
SHEET NO. **C606**  
PROJECT NO. **W15.0063**

LOCATION: IN 2015 (W15.0063) Engineering (design/verify) JAB, Concept/CSA Storm Details.dwg  
 DATE: 04/03/2015 10:53 AM  
 DRAWN BY: DTM  
 CHECKED BY: SLM  
 PLOTTED BY: weithe





MATCH LINE (SEE SHEET C701)

EXISTING SECTION  
MATCH LINE (SEE SHEET C701)

**RECORD DRAWING**  
WATER AS-BUILTS  
WATER STRUCTURES ONLY  
1-13-207  
*JE T*  
JOSEPH TRTAN, LS21500003



- ▲ - ASBUILT INFORMATION
- ✓ - BUILT AS PLANNED
- ┆ - ASBUILT TEE
- ┆ - ASBUILT 11.25° BEND
- ┆ - ASBUILT 22.5° BEND
- ┆ - ASBUILT 45° BEND
- ▲ - ASBUILT FIRE HYDRANT
- ▲ - ASBUILT WATER VALVE
- - ASBUILT BLOW OFF
- ▼ - ASBUILT REDUCER

- LEGEND**
- Existing WATER MAIN
  - - - Proposed WATER MAIN
  - Existing Hydrant with Hydrant Valve
  - Hydrant with Hydrant Valve
  - Valve
  - Tee
  - Cross
  - Reducer
  - D.I.P.
  - Ductile Iron Pipe
  - 1" Type K Copper or poly w/ double meter pit
  - 3/4" Type K Copper or Poly w/ single meter pit
  - Water Lateral As-Built Location

**WATER MAIN NOTES:**

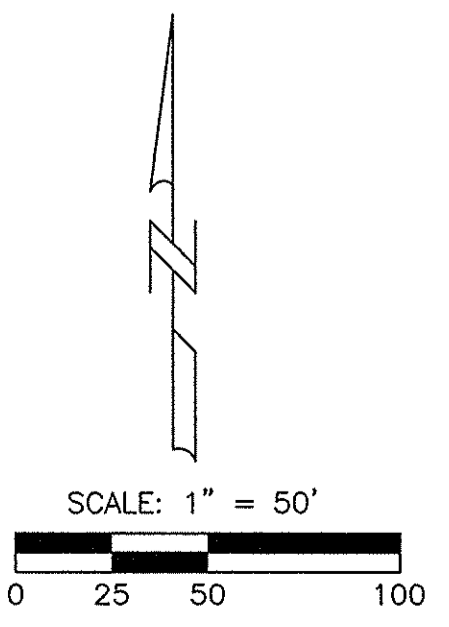
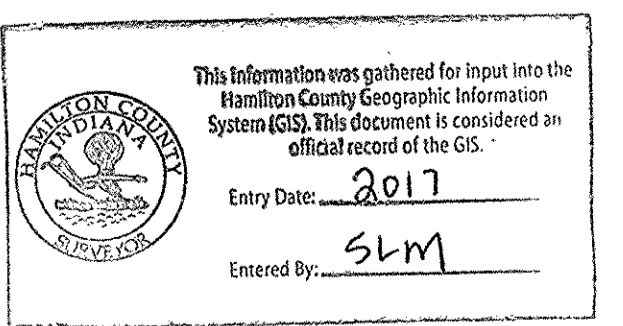
1. ALL FIRE HYDRANTS SHALL BE PAINTED PER FORTVILLE SPECIFICATIONS AND STANDARDS.
2. FIRE HYDRANTS SHALL HAVE 5 INCH STORZ'S CONNECTION (APPROVED BY FISHERS FIRE).
3. IF WATER MAIN IS 12 INCHES OR SMALLER, THEN C900 PIPE CAN BE USED.
4. MAIN SHALL BE BEDDED WITH SAND 6 INCHES UNDER AND 12 INCHES OVER THE PIPE WITH MARKING TAPE INSTALLED 2 FEET ABOVE THE WATER MAIN.
5. NUMBER TEN (#10) GAUGE LOCATING WIRE SHALL BE TAPED TO THE TOP OF THE MAIN AND PULLED THROUGH ALL VALVE BOXES (TO THE SURFACE) FOR LOCATING PURPOSES.
6. IF DUCTILE PIPE IS USED, THE MAIN MUST BE POLY WRAPPED.
7. CONTRACTOR MUST PROVIDE REDLINE "AS-BUILT" MARK-UPS TO ENGINEER OR ALL BENDS AND TEES MUST BE LOCATED WITH 2X4 BOARD PAINTED BLUE.
8. ALL PROPOSED ROAD CROSSINGS MUST BE FULLY BACKFILLED WITH A GRANULAR BACKFILL MATERIAL.
9. ALL TEMPORARY FIRE HYDRANTS TO BE INSTALLED WITH VALVES.
10. ALL VALVES MUST HAVE POSI-CAP INSTALLED AND HAVE STAINLESS STEEL STEMS.
11. WATER MAIN MUST MEET CURRENT FORTVILLE WATER DETAILS AND SPECIFICATIONS.
12. ALL WATER TO BE RESTRAINED PER FORTVILLE WATER STANDARDS.
13. WATER SERVICE LATERALS AND WATER METER PITS ARE SHOWN FOR LOCATION ONLY. WATER SERVICE LATERALS AND WATER METER PITS WILL BE INSTALLED BY THE HOME BUILDERS IN THE FUTURE.
14. NO WATER VALVES ARE TO BE PLACED WITHIN THE LIMITS OF THE STREET.
15. CONTRACTOR TO SUPPLY SHOP DRAWINGS TO THE TOWN OF FORTVILLE PRIOR TO CONSTRUCTION.
16. INSTALLATION OF INDOT APPROVED SNOWPLOWABLE RAISED PAVEMENT MARKERS SHALL COMPLY WITH SECTIONS 800 & 900 OF THE MOST RECENT REVISION OF THE INDOT SPECIFICATIONS AND STANDARD DRAWINGS. UNDER NO CIRCUMSTANCE SHALL A REFLECTOR BE ATTACHED TO THE PAVEMENT SURFACE USING ONLY ADHES

**FUTURE SECTION**

**FUTURE SECTION**

**NOTES:**

1. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 10'-0" OF SEPARATION BETWEEN THE MAIN AND SEWER STRUCTURES AND A MINIMUM OF 10'-0" OF SEPARATION BETWEEN WATER, SANITARY AND STORM PIPES.
2. WATER TAP FEES WILL BE PAID AT THE TIME OF ACQUIRING THE BUILDING PERMIT.



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Within Indiana Call  
811 or 800-382-5544  
24 Hours a Day, 7 Days a Week.  
PER INDIANA STATE LAW IC 8-1-26,  
IT IS AGAINST THE LAW TO EXCAVATE  
WITHOUT NOTIFYING THE UNDERGROUND  
LOCATION SERVICE TWO (2) WORKING  
DAYS BEFORE COMMENCING WORK.

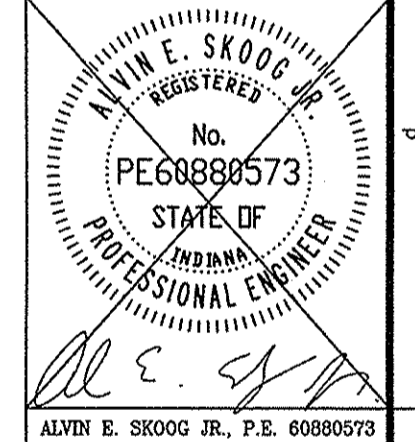
10505 N. College Avenue  
Indianapolis, Indiana 46280  
weibe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 / fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

PROJECT NO.:	W15.0063
DWG. NAME:	AS-BUILT WATER MAIN PLAN
DESIGNED BY:	JE T
DRAWN BY:	DR
CHECKED BY:	ACS
DATE:	03.03.2015

DATE:	
BY:	

REVISIONS AND ISSUES	



PREPARED FOR:  
**THE BLUFFS AT FLAT FORK SECTION ONE**  
NORTH CONNECTICUT DEVELOPMENT CORP.  
**WATER MAIN PLAN**  
Part of the SR22 1/4 of Section 15, Township 17 North, Range 6 East, Fall Creek Township, Hamilton County, Indiana

SHEET NO.  
**C700**  
PROJECT NO.  
W15.0063

LOCATION: I:\2015\W150063\Engineering\Design\Submittals\AS-Built\AS-BUILT WATER MAIN PLAN.dwg  
DATE/TIME: January 12, 2017 - 4:08pm  
PLOTTER: HP DesignJet 5000PS



# RECORD DRAWING

WATER AS-BUILTS  
WATER STRUCTURES ONLY  
1-13-207

JOSEPH TRITAN, LS21500003



- ASBUILT INFORMATION
- BUILT AS PLANNED
- ASBUILT TEE
- ASBUILT 11.25° BEND
- ASBUILT 22.5° BEND
- ASBUILT 45° BEND
- ASBUILT FIRE HYDRANT
- ASBUILT WATER VALVE
- ASBUILT BLOW OFF
- ASBUILT REDUCER

## LEGEND

- Existing WATER MAIN
- Proposed WATER MAIN
- Existing Hydrant with Hydrant Valve
- Hydrant with Hydrant Valve
- Valve
- Tee
- Cross
- Reducer
- Double Iron Pipe
- 1" Type K Copper or poly w/ double meter pit
- 3/4" Type K Copper or Poly w/ single meter pit
- Water Lateral As-Built Location

## WATER MAIN NOTES:

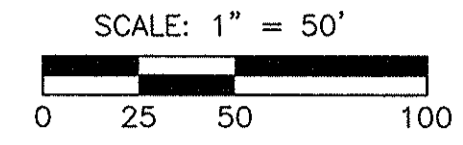
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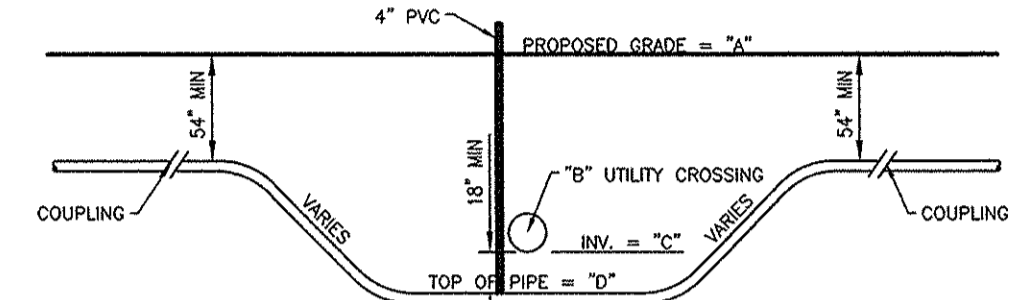
Within Indiana Call  
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PER INDIANA STATE LAW IC 8-1-26  
IT IS AGAINST THE LAW TO EXCAVATE  
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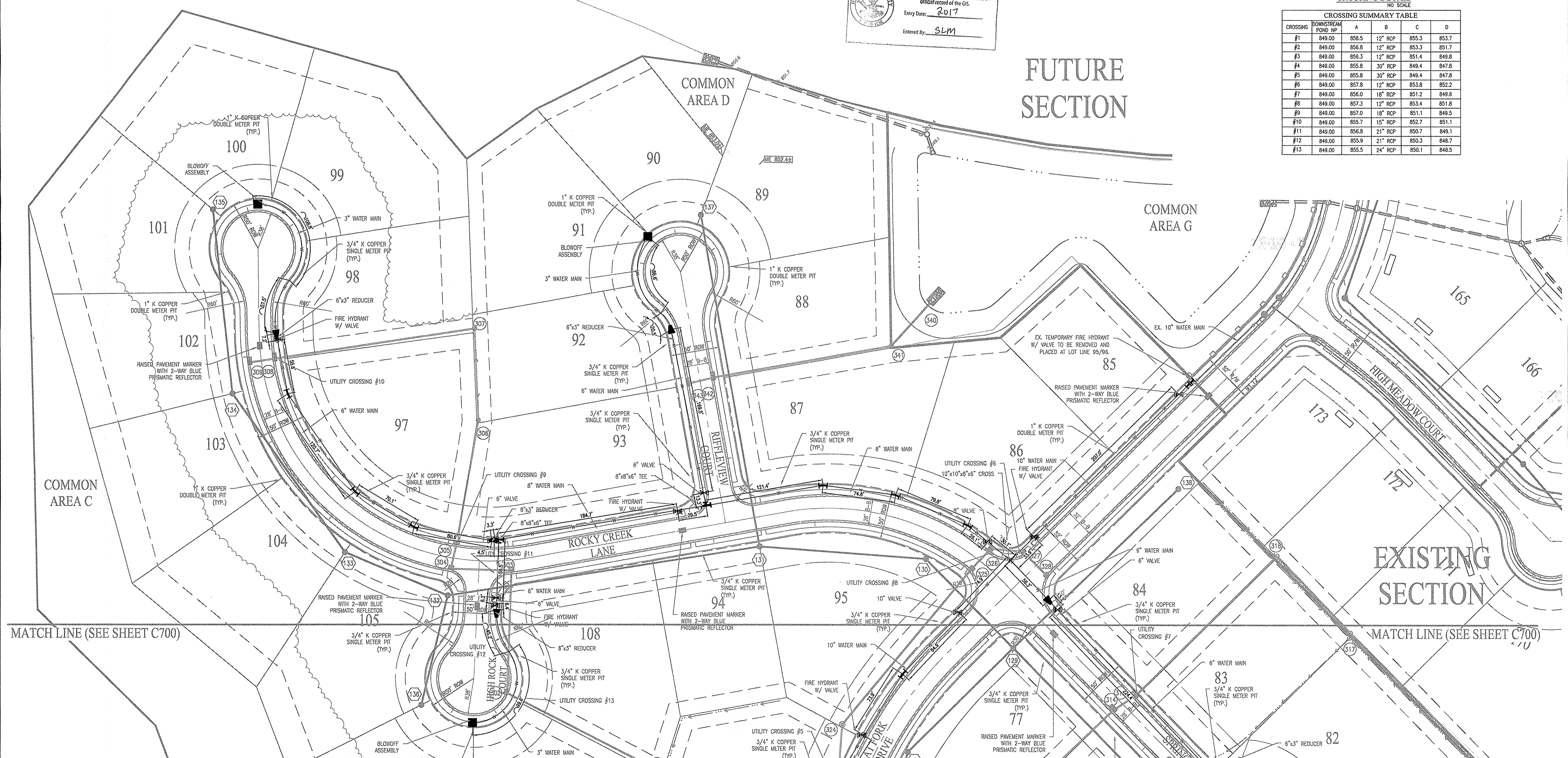


## CROSSING SUMMARY TABLE

CROSSING	DOWNSIDE POND HP	A	B	C	D
#1	849.00	858.5	12" RCP	855.3	853.7
#2	849.00	856.8	12" RCP	853.3	851.7
#3	849.00	856.3	12" RCP	851.4	849.8
#4	849.00	855.8	30" RCP	849.4	847.8
#5	849.00	855.8	30" RCP	849.4	847.8
#6	849.00	857.8	12" RCP	853.8	852.2
#7	849.00	856.0	18" RCP	851.2	849.6
#8	849.00	857.3	12" RCP	853.4	851.8
#9	849.00	857.0	18" RCP	851.1	849.5
#10	849.00	855.7	15" RCP	852.7	851.1
#11	849.00	856.8	21" RCP	850.7	849.1
#12	849.00	855.9	21" RCP	850.3	848.7
#13	849.00	855.5	24" RCP	850.1	848.5

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: 2017  
Entered By: SLM

# FUTURE SECTION



# EXISTING SECTION

LOCATION: H:\2015\W150063\Engineering\Drawings\Submittals\AS-Built\Water\Plan\W150063-01.dwg  
 DATE: 12/12/2017 12:00:00 PM  
 PLOTTED BY: weaver

**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weibe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546 / fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PROJECT NO.	DATE	REVISIONS AND ISSUES
AS 0700 Water Plan		
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
DATE:	04.03.2015	

ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:  
**THE BLUFFS AT FLAT FORK SECTION ONE**  
NORTH CONNECTICUT DEVELOPMENT CORP.  
WATER MAIN PLAN

Part of the SESE 1/4 of Section 15, Township 17 North, Range 6 East, Roll One, One Township, Hamilton County, Indiana

SHEET NO.  
**C701**  
PROJECT NO.  
W15.0063