

SURVEYOR'S OFFICE

# Hamilton County

*Kenton C. Ward, Surveyor*

*Phone (317) 776-8495*

*Fax (317) 776-9628*

*Suite 188*

*One Hamilton County Square  
Noblesville, Indiana 46060-2230*

October 22, 2004

TO: Hamilton County Drainage Board

RE: Chateaux De Moulin

Attached is a petition filed by Campbell Development 2, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Chateaux De Moulin Drain to be located in Clay 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:

15" RCP	98 feet	18" RCP	592 feet
6" SSD	2,331 feet		

The total length of the drain will be 3,201 feet.

The retention pond located in Common Area D and E is not to be considered part of the regulated drain. Only the inlet and outlet will be maintained as part of the regulated drain. The maintenance of the pond will be the responsibility of the Homeowners Association. The Board will however retain jurisdiction for ensuring the storage volume for which the lake was designed will be retained. Thereby, allowing no fill or easement encroachments.

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

Rear yard swale for Lot 2

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 \$5.00 per acre for common areas and platted lots, with a \$120.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$1,320.00.

The petitioner has submitted surety for the proposed drain at this time. Surety shall be submitted prior to the approval of the Hamilton County Board of Commissioners/commencement of construction. The sureties which are in the form of a Performance Bond/Letter of Credit are as follows:

Agent: Community Bank  
Date: July 29, 2004  
Number: 318  
For: Storm Sewer  
Amount: \$40,360.00

Agent: Community Bank  
Date: July 29, 2004  
Number: 320  
For: On-site Erosion Control  
Amount: \$15,205.00

Agent: Community Bank  
Date: July 29, 2004  
Number: 319  
For: Subsurface Drain  
Amount: \$14,020.00

Agent: Community Bank  
Date: July 29, 2004  
Number: 321  
For: Off-site Erosion Control  
Amount: \$5,945.00


Parcels assessed for this drain may be assessed for the Collins-Osborn or Williams Creek Drain at sometime in the future

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.

An offsite easement was obtained by the developer in order to obtain a proper outlet into Williams Creek. This easement is located at tract 17-13-03-00-00-008.001 owned by Tomisue Hilburt Trustee. The easement is recorded in the office of the Hamilton County Recorder, as instrument 200400074853, and a copy of the recorded easement is attached to this report.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Chateaux De Moulin as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 22, 2004.

  
\_\_\_\_\_  
Kenton C. Ward  
Hamilton County Surveyor

KCW/pll



**Central**  
ENGINEERING  
CONSTRUCTION

May 18, 2004

Mr. Mark Zukerman  
9011 N. Meridian Street, Suite 202  
Indianapolis, IN 46260

RE: Quotation for Chateaux De Moulin

Dear Mr. Zukerman:

We are pleased to provide a quotation for this project. Following is a breakdown by phase:

PHASE	QUOTATION
Clearing (off-site sanitary easement)	Lump Sum: \$ 11,075.00
Seeding off-site easement	Lump Sum: \$ 5945.00
Earthwork	Lump Sum: \$ 44,220.00
Sanitary Sewer	Lump Sum: \$125,229.00
Storm Sewer & Subsurface Drains	Lump Sum: \$ 54,385.00
City of Carmel Water System	Lump Sum: \$ 65,117.00
<b>QUOTATION TOTAL</b>	<b>LUMP SUM: \$305,971.00</b>

This quotation is based on the plans prepared by Banning Engineering dated April 29, 2004.

This quotation provides for the necessary insurance and Maintenance Bonds (Sanitary and Storm Sewers and Water), but does not include the following items: any importing/exporting of clay material, dewatering of sewer trenches beyond a 2" pump capacity, relocation of any existing utilities, utility conduit crossings, field engineering, compaction testing, any permits, inspection fees or any other bonds.

Very truly yours,

*Karen North Powers /cnw*

Karen North Powers

**Central Engineering & Construction Associates, Inc.**

3862 N. Commercial Parkway Greenfield, IN 46140

Telephone: 317-894-1990 FAX: 317-894-1890

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




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**FACSIMILE TRANSMITTAL SHEET**


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TO: <b>Mark Zuckerman</b>	FROM: <b>Karen Horth Powers</b>
COMPANY:	DATE: <b>8/4/2004</b>
FAX NUMBER: <b>(317)573-9100</b>	TOTAL NO. OF PAGES INCLUDING COVER: <b>1</b>
PHONE NUMBER: <b>(317) 573-9301</b>	SENDER'S REFERENCE NUMBER: <b>N/A</b>
RE: <b>Chateaux de Moulin</b>	YOUR REFERENCE NUMBER: <b>N/A</b>

URGENT   
  FOR REVIEW   
  PLEASE COMMENT   
  PLEASE REPLY   
  PLEASE RECYCLE

NOTES/COMMENTS:

Mark,

The cost of the erosion control is broken down as follows:

Silt Fence	\$ 3,432.00
Blankets around Lake Bank	\$ 7,376.00
Permanent Seeding	<u>\$10,323.00</u>
Total Erosion Control	<b>\$21,131.00</b>

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[CLICK HERE AND TYPE RETURN ADDRESS]

**Central Engineering & Construction Associates, Inc.**

3862 N. Commercial Parkway Greenfield, IN 46140

Telephone: 317-894-1990 . FAX: 317-894-1890



HCDB2004-00057

**IRREVOCABLE LETTER OF CREDIT NO. 321**

July 29, 2004

Amount: \$ 5,945.00

Expires: 7/29/05

For the Account of: Campbell Development Company 2, LLC  
Chateaux De Mouin Addition (West 116<sup>th</sup> Street)

For Beneficiary of: Hamilton County Board of Commissioners

Purpose: Off-Site Erosion

To Whom It May Concern:

We hereby establish our Irrevocable Letter of Credit No. 321 in favor of Hamilton County Board of Commissioners for the account of Campbell Development Company 2, LLC in the amount of Five Thousand Nine Hundred Forty Five and 00/100 (\$5,945.00) available by your sight drafts drawn on us bearing the clause, "Drawn under Irrevocable Letter of Credit No. 321" and we will honor all drafts drawn under and presented in that fashion. Partial drawings under this Letter of Credit are permitted.

This Letter of Credit will expire on July 29, 2005. We engage with you that all drafts drawn under and in compliance with the terms of the Letter of Credit will be duly honored if presented at the bank's office located at 830 Logan Street, Noblesville, IN, during the term of the Letter of Credit.

Except so far as otherwise expressly stated, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 revision), International Chamber of Commerce Publication No. 500".

Respectfully,

COMMUNITY BANK

A handwritten signature in cursive script, appearing to read "Larry W. Riggs".

Larry W. Riggs  
Executive Vice President



HCDB 2004-00054

**IRREVOCABLE LETTER OF CREDIT NO. 318**

July 29, 2004

Amount: \$40,360.00

Expires: 7/29/05

For the Account of: Campbell Development Company 2, LLC  
Chateaux De Mouin Addition (West 116<sup>th</sup> Street)

For Beneficiary of: Hamilton County Board of Commissioners

Purpose: Storm Sewer

To Whom It May Concern:

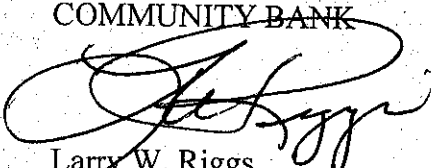
We hereby establish our Irrevocable Letter of Credit No. 318 in favor of Hamilton County Board of Commissioners for the account of Campbell Development Company 2, LLC in the amount of Forty Thousand Three Hundred Sixty and 00/100 (\$40,360.00) available by your sight drafts drawn on us bearing the clause, "Drawn under Irrevocable Letter of Credit No. 318" and we will honor all drafts drawn under and presented in that fashion. Partial drawings under this Letter of Credit are permitted.

This Letter of Credit will expire on July 29, 2005. We engage with you that all drafts drawn under and in compliance with the terms of the Letter of Credit will be duly honored if presented at the bank's office located at 830 Logan Street, Noblesville, IN, during the term of the Letter of Credit.

Except so far as otherwise expressly stated, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 revision), International Chamber of Commerce Publication No. 500".

Respectfully,

COMMUNITY BANK

  
Larry W. Riggs  
Executive Vice President



HCDB-2004-00056

**IRREVOCABLE LETTER OF CREDIT NO. 320**

July 29, 2004

Amount: \$15,205.00

Expires: 7/29/05

For the Account of: Campbell Development Company 2, LLC  
Chateaux De Mouin Addition (West 116<sup>th</sup> Street)

For Beneficiary of: Hamilton County Board of Commissioners

Purpose: On-Site Erosion

To Whom It May Concern:

We hereby establish our Irrevocable Letter of Credit No. 320 in favor of Hamilton County Board of Commissioners for the account of Campbell Development Company 2, LLC in the amount of Fifteen Thousand Two Hundred Five and 00/100 (\$15,205.00) available by your sight drafts drawn on us bearing the clause, "Drawn under Irrevocable Letter of Credit No. 320" and we will honor all drafts drawn under and presented in that fashion. Partial drawings under this Letter of Credit are permitted.

This Letter of Credit will expire on July 29, 2005. We engage with you that all drafts drawn under and in compliance with the terms of the Letter of Credit will be duly honored if presented at the bank's office located at 830 Logan Street, Noblesville, IN, during the term of the Letter of Credit.

Except so far as otherwise expressly stated, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 revision), International Chamber of Commerce Publication No. 500".

Respectfully,

COMMUNITY BANK

A handwritten signature in black ink, appearing to read "Larry W. Riggs".

Larry W. Riggs  
Executive Vice President



HCDB-2004-00055

**IRREVOCABLE LETTER OF CREDIT NO. 319**

July 29, 2004

Amount: \$14,020.00

Expires: 7/29/05

For the Account of: Campbell Development Company 2, LLC  
Chateaux De Mouin Addition (West 116<sup>th</sup> Street)

For Beneficiary of: Hamilton County Board of Commissioners

Purpose: Subsurface Drains

To Whom It May Concern:

We hereby establish our Irrevocable Letter of Credit No. 319 in favor of Hamilton County Board of Commissioners for the account of Campbell Development Company 2, LLC in the amount of Fourteen Thousand Twenty and 00/100 (\$14,020.00) available by your sight drafts drawn on us bearing the clause, "Drawn under Irrevocable Letter of Credit No. 319" and we will honor all drafts drawn under and presented in that fashion. Partial drawings under this Letter of Credit are permitted.

This Letter of Credit will expire on July 29, 2005. We engage with you that all drafts drawn under and in compliance with the terms of the Letter of Credit will be duly honored if presented at the bank's office located at 830 Logan Street, Noblesville, IN, during the term of the Letter of Credit.

Except so far as otherwise expressly stated, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 revision), International Chamber of Commerce Publication No. 500".

Respectfully,

COMMUNITY BANK

A handwritten signature in cursive script, appearing to read "Larry W. Riggs".

Larry W. Riggs  
Executive Vice President

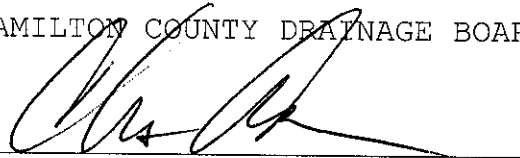


**FINDINGS AND ORDER**  
**CONCERNING THE MAINTENANCE OF THE**  
**Chateaux De Moulin Drain**

On this *22nd day of November, 2004*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Chateaux De Moulin Drain*.

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:



STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

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

In the matter of Chateaux De Moulin Subdivision, Section  
N/A 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 N/A, 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 for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 100% 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).



Signed

Signed



Printed Name

Printed Name

RECORDED OWNER(S) OF LAND INVOLVED

Date

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re:

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: *Brian L. Haggard* Date: 1/13/06

Type or Print Name: CANNING ENGINEERING

Business Address: 853 COLUMBIA ROAD, STE. 101

PLAINFIELD IN 46168

Telephone Number: 317-839-2581

SEAL



INDIANA REGISTRATION NUMBER

LS29800001





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

September 27, 2007

Re: Chateaux De Moulin Drain: Section 1

Attached are as-builts, certificate of completion & compliance, and other information for Chateaux De Moulin. 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 October 22, 2004. The report was approved by the Board at the hearing held November 22, 2004. (See Drainage Board Minutes Book 8, Pages 78-80) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:	Changes:
109-108	84	12	RCP	851.97	851.4	0.68	-1
107-106	28	15	RCP	846.64	846.45	0.68	
106-105	53	18	RCP	846.4	846.21	0.36	-1
105-104	198	18	RCP	846.21	845.38	0.42	-2
104-103	74	18	RCP	845.35	845.08	0.36	
103-102	28	18	RCP	845.02	844.82	0.71	
102-101	235	18	RCP	844.76	842.51	0.96	-1
111-110	70	15	RCP	841.51	840	2.26	

**6" SSD Streets:**

Chateaux Dr	1087
x2	
<b>Total:</b>	<u>2174</u>

**RCP Pipe Totals:**

12	84
15	98
18	588
<b>Total:</b>	<u>770</u>

The length of the drain due to the changes described above is now **2944 feet**.

The non-enforcement was approved by the Board at its meeting on November 22, 2004 and recorded under instrument # 200500005501.

The following sureties were guaranteed by Community Bank and released by the Board on its October 8, 2007 meeting.

**Bond-LC No:** 318  
**Insured For:** Storm Sewers  
**Amount:** \$40,360.00  
**Issue Date:** July 29, 2004


**Bond-LC No:** 319  
**Insured For:** SSD  
**Amount:** \$14,020.00  
**Issue Date:** July 29, 2004

**Bond-LC No:** 320  
**Insured For:** Erosion Control Onsite  
**Amount:** \$15,205.00  
**Issue Date:** July 29, 2004

**Bond-LC No:** 321  
**Insured For:** Erosion Control Offsite  
**Amount:** \$5,945.00  
**Issue Date:** July 29, 2004

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

Sincerely,

  
\_\_\_\_\_  
Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/slm

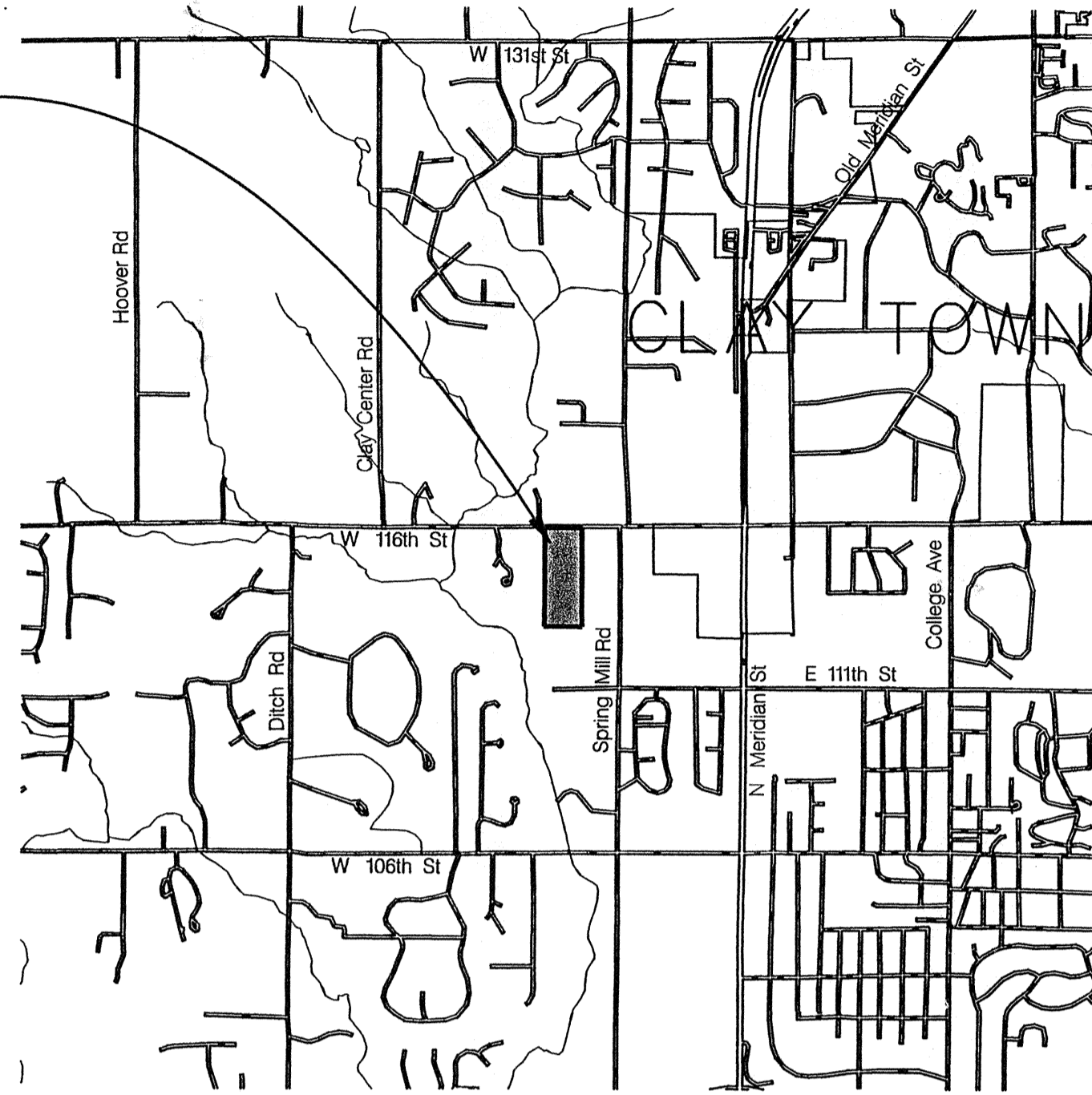
# CHATEAUX DE MOULIN

RESIDENTIAL SUBDIVISION

NE 1/4, SEC. 3, T. 17 N., R. 3 E., CLAY TOWNSHIP  
PROJECT ADDRESS: 116th STREET, CARMEL, IN 46032

## RECORD DRAWINGS

PROJECT LOCATION

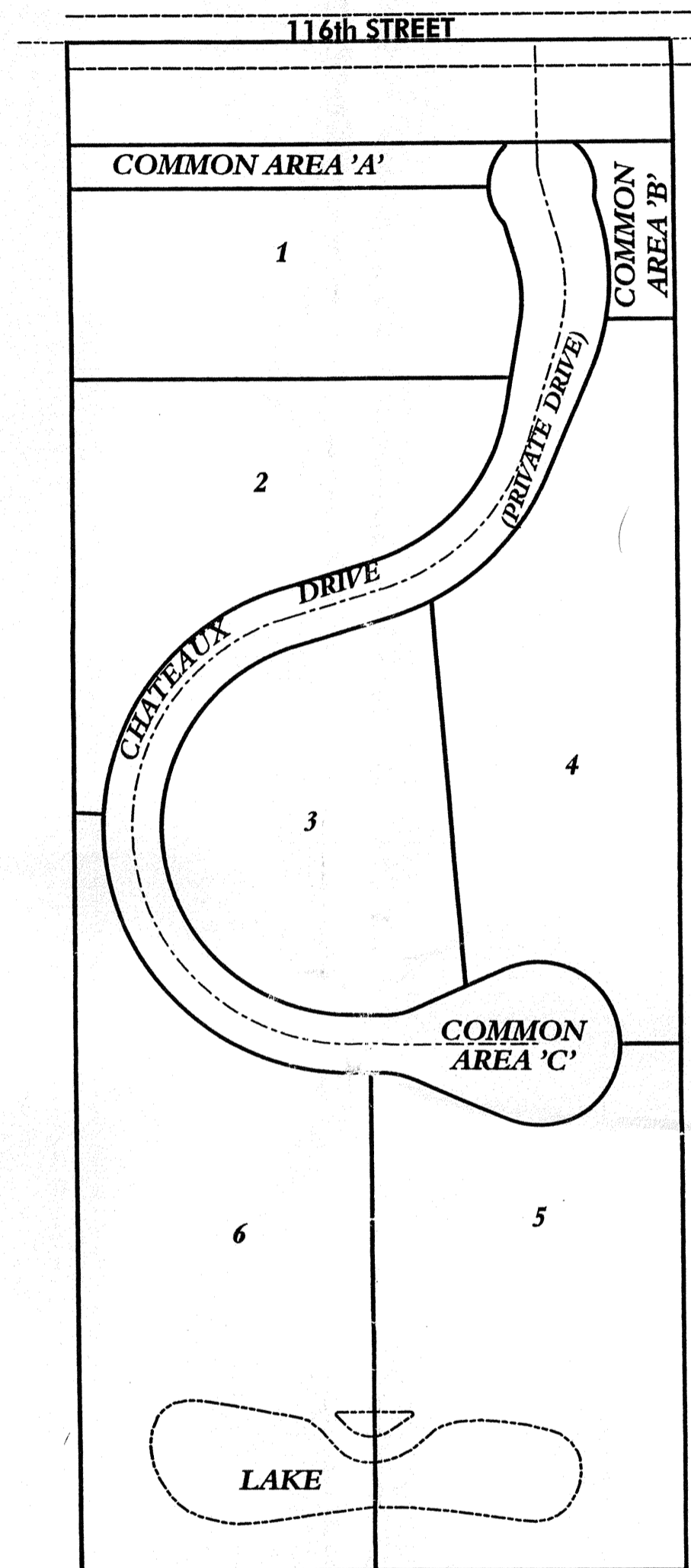


VICINITY MAP  
NO SCALE

PROJECT LOCATION



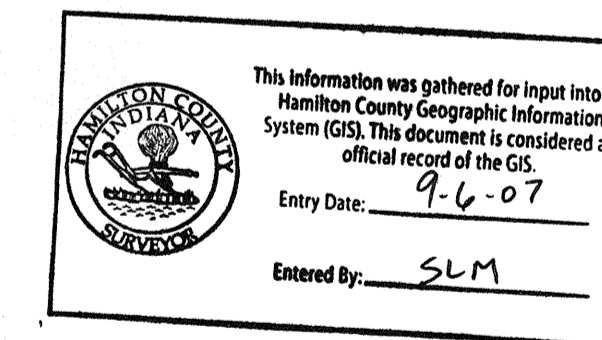
LOCATION MAP  
NO SCALE



SITE MAP  
SCALE: 1" = 100'

DOCKET NO. 188-03-PP  
188-03a-SW  
188-03b-SW

DEVELOPER & PROPERTY OWNER  
CAMPBELL DEVELOPMENT 2, LLC  
P.O. BOX 501  
PENDELTON, IN 46064  
PHONE: (765) 778-2738  
FAX: (317) 573-9300  
CONTRACT: SCOTT CAMPBELL



OPERATING AUTHORITIES

<b>GAS</b> Vectron P.O. Box 1700 Noblesville, IN, 46060 317-776-5535 Chuck Shupperd	<b>CABLE TELEVISION</b> Time-Warner Cable 3030 Roosevelt Ave. Indianapolis, IN, 46204 317-632-9077 Jason Kirkman	<b>WATER</b> Veolia Water 1220 Waterway Boulevard P.O. Box 1220 Indianapolis, IN 46206 317-236-6400 Pam Wisniewski <b>TELEPHONE</b> SBC 5858 N. College Ave. Indianapolis, IN, 46220 317-972-9700 Jeremey Pendelton
<b>ELECTRIC</b> Indianapolis Power & Light 3600 N. Arlington Ave. Indianapolis, IN 46218 317-261-5277 Norm Schoppenhorst	<b>STREETS</b> Hamilton County Highway Department 1770 South 10th Street Noblesville, IN 46060 317-773-7770 Steve Broemmann	<b>STORM</b> Hamilton County Drainage Board One Hamilton County Square, Suite 188 Noblesville, IN 46060 (317) 776-8495
<b>SANITARY</b> Clay Township Regional Waste District 10701 North College Avenue, Suite A Indianapolis, IN 46280 317-844-9200 Jay W. Alley	<b>SCHOOL DISTRICT</b> Carmel/Clay Schools 5201 East 131st Street Carmel, IN 46033 317-844-9961 Ron Farrand	

FOR CITY OF CARMEL UNDERGROUND UTILITIES CALL 317-571-2648

STREET NAME CHART

LINE	STREET NAME	STREET LENGTH
A	CHATEAUX DRIVE	1043'

25 MPH DESIGN SPEED

CONTAINING 10.0 ACRES

REVISIONS	
DATE	DESCRIPTION
05-26-04	PER TAC COMMENTS

SHEET INDEX	
SHEET NO	DESCRIPTION
1	TITLE SHEET
2	EXISTING TOPOGRAPHY & DEMOLITION PLAN
3	OVERALL STRIPING & SIGNAGE PLAN
4	GRADING & DRAINAGE PLAN & CUL-DE-SAC GRADING DETAIL
5	STREET PLAN & PROFILE
6	ENTRANCE PLAN
7	STORM SEWER PLAN & PROFILE
8	SANITARY SEWER & OFFSITE SANITARY SEWER PLAN
9	SANITARY SEWER PLAN & PROFILE
10	OFFSITE SANITARY SEWER PLAN & PROFILE
11	WATER MAIN PLAN
12	EROSION & SEDIMENT CONTROL PLAN
12A	OFFSITE EROSION & SEDIMENT CONTROL PLAN
13	EROSION CONTROL DETAILS
14	SPECIFICATIONS
15	SANITARY SEWER DETAILS
16	STORM SEWER DETAILS
17	MISCELLANEOUS DETAILS

PLANS PREPARED BY:  
**BANNING ENGINEERING**  
698 TOWER ROAD, SUITE #100  
PLAINFIELD, IN 46168  
BUS. (317) 839-2581, FAX (317) 838-9171  
E-MAIL [banning@banning-eng.com](mailto:banning@banning-eng.com)  
CONTACT: JOSEPH L. MILLER

CONSTRUCTION DOCUMENTS

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

Certificate of Survey  
I hereby state that the record information provided herein is true and correct to the best of my knowledge and belief and was collected under my supervision with the field data completed on September 23, 2004. The record information pertains to the location and elevation of the sanitary sewer structures, the size and type of the sewer pipes, and the slope of said pipes between structures. The elevations on top of casting of the structures and their accompanying pipe inverts are accurate to within 0.05 feet and were gathered using an auto-leveling standard leveling techniques. The record locations of the sanitary sewer laterals were provided by those responsible for construction of said sewer and are subject to the accuracy of those measurements provided.  
*Brian L. Haggard*  
Brian L. Haggard  
Registered Land Surveyor - LS29800001  
State of Indiana

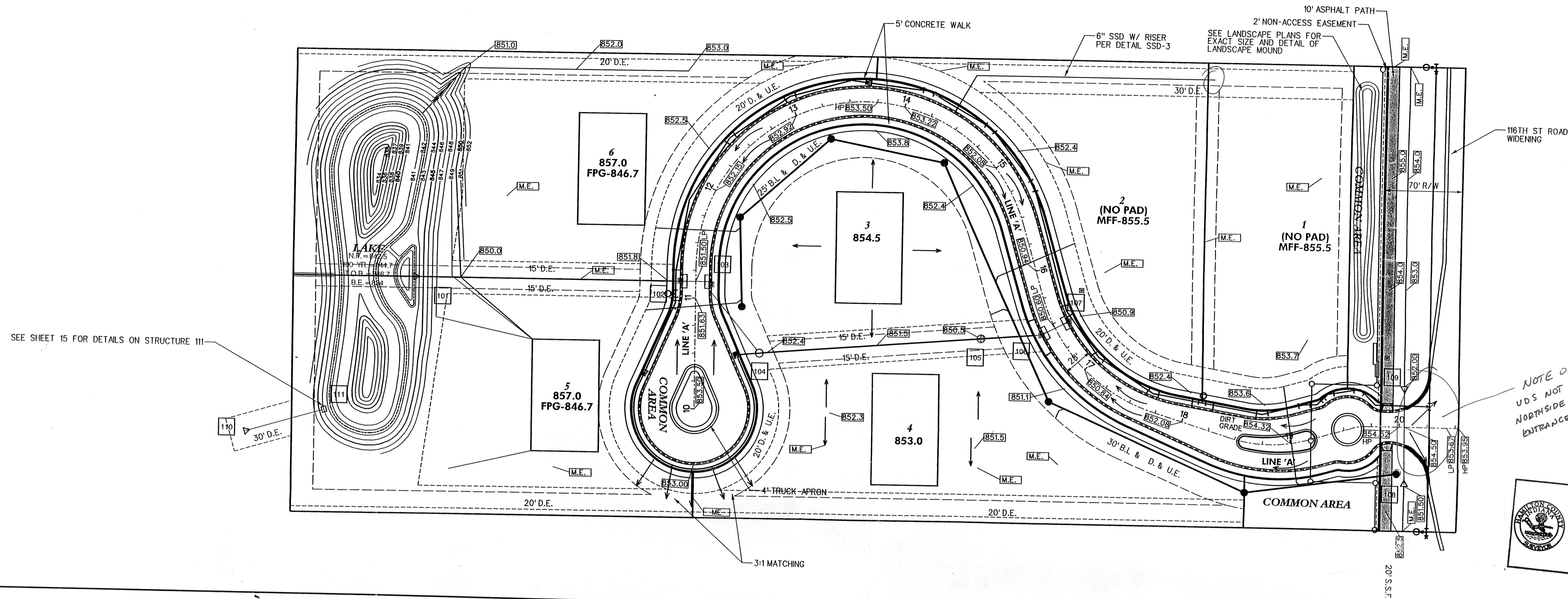
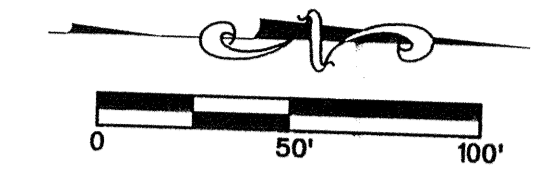


CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



CHATEAUX DE MOULIN / PROJECT NO. 03146

# RECORD DRAWINGS



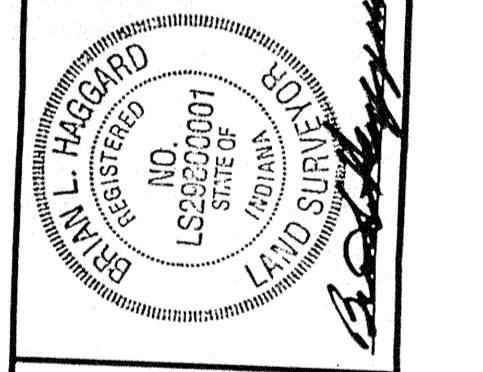
NOTE ON PLANS:  
VDS NOT INSTALLED ON  
NORTHSIDE OF PIPE AT  
ENTRANCE OFF 116TH ST.  
JLL

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: 9-6-07  
Entered By: SLM

SEE SHEET 15 FOR DETAILS ON STRUCTURE 111

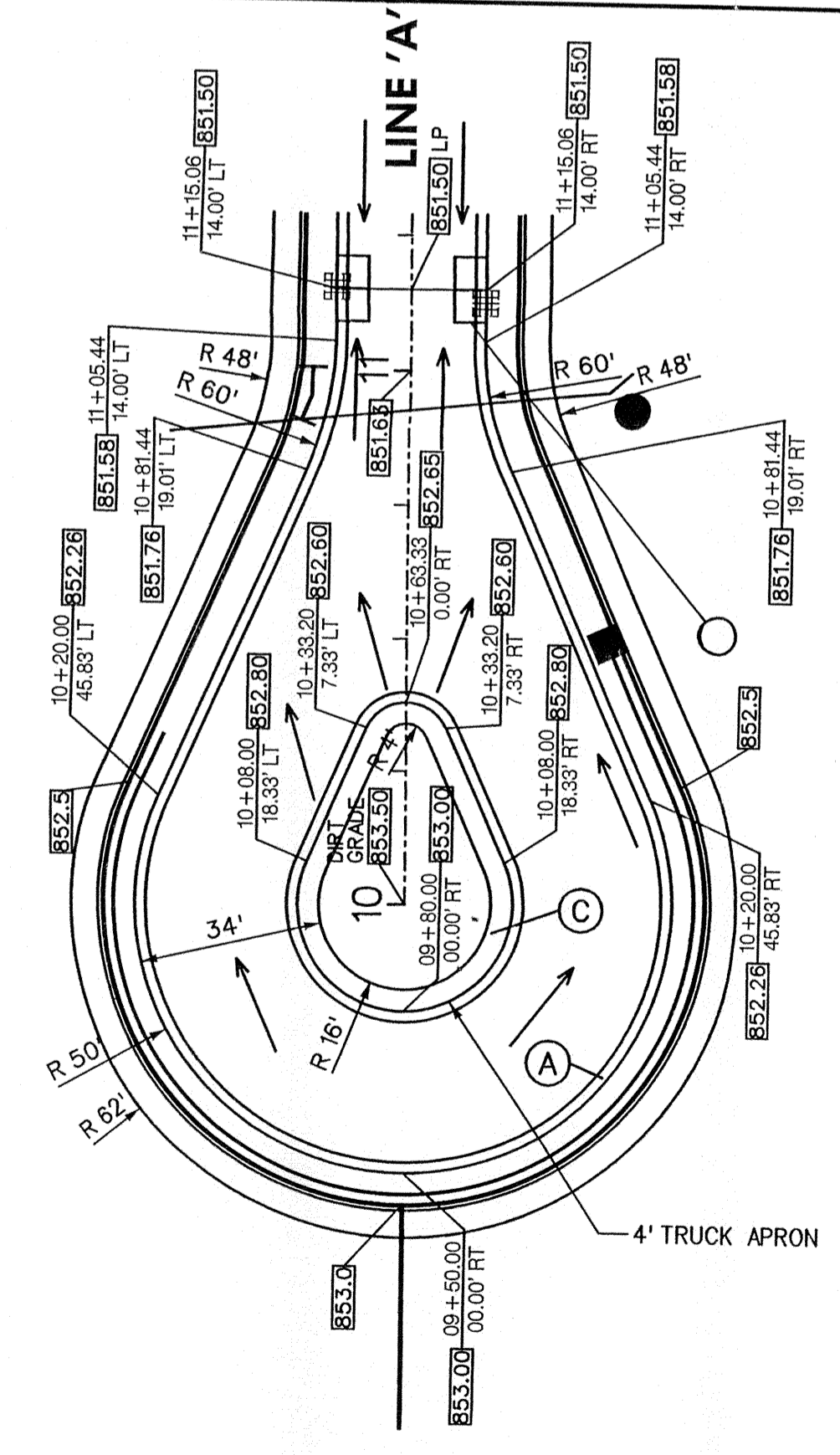
Designed:	LGF
Drawn:	MAS
Checked:	JLM
Scale:	1" = 50'
Date:	04-23-04

GRADING AND DRAINAGE PLAN  
CHATEAUX DE MOULIN  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA



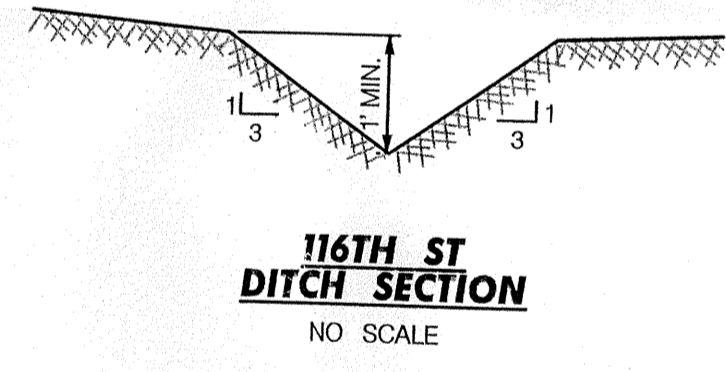
**BANNING ENGINEERING**  
698 TOWER ROAD, SUITE #100  
PLAINFIELD, IN 46168  
BUS. (317) 839-2581, FAX (317) 838-9171  
E-MAIL [banning@banning-eng.com](mailto:banning@banning-eng.com)

Project No: 03146  
Sheet No:



CUL-DE-SAC GRADING DETAIL  
SCALE 1" = 30'

- (A) CONCRETE ROLL CURB AND GUTTER  
SEE DETAIL C1 ON SHEET 17
- (C) CONCRETE ROLL CURB AND GUTTER  
W/REVERSED SLOPE GUTTER  
SEE DETAIL C2 ON SHEET 15



- LEGEND**
- EXISTING**
- STORM SEWER
  - S- SANITARY SEWER
  - W- WATER LINE
  - X- FENCE LINE
  - MANHOLE
  - ⊕ STORM INLET
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - EXISTING CONTOUR
- PROPOSED**
- STORM SEWER
  - S- SANITARY SEWER
  - W- WATER LINE
  - SD- SUB-SURFACE DRAIN
  - ↑ SUB-SURFACE DRAIN STUB
  - SANITARY MH
  - STORM MH
  - ⊕ STORM INLET
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - ⊕ SANITARY STRUCTURE NO.
  - ⊕ STORM STRUCTURE NO.
  - PROPOSED CONTOUR
  - 815.9 PROPOSED PAD GRADE
  - EMERGENCY FLOOD ROUTING
  - FPG FLOOD PROTECTION GRADE
  - MFF MINIMUM FINISHED FLOOR

### STORM STRUCTURE CHART

STR. NO	TC/RIM ELEV.	INV. IN.	INV. OUT	DEPTH	STR. TYPE	STR. SIZE	CASTING TYPE (NEENAH)	PIPE SIZE	DIRECTION OF PIPE IN/OUT
107	850.60	-----	846.60	2.43	DBL CURB INLET	BOX 24x56	-----	15" RCP	N-WAY OUT-SOUTHWEST
106	850.60	846.45	846.45	2.28	DBL CURB INLET	BOX 24x56	R-3501 TL,TR	18" RCP	N-NORTHWEST OUT-SOUTH
105	850.50	846.26	846.26	2.32	MANHOLE	MANHOLE 48" DIA	R-4342	18" RCP	N-NORTH OUT-SOUTH
104	852.40	845.36	845.36	5.12	MANHOLE	MANHOLE 48" DIA	R-1772	18" RCP	N-NORTH OUT-SOUTHWEST
103	851.50	845.03	845.03	4.55	MANHOLE	MANHOLE 48" DIA	R-1772	18" RCP	N-NORTH OUT-SOUTHWEST
102	851.50	844.86	844.86	4.72	DBL CURB INLET	BOX 24x56	R-3501 TL,TR	18" RCP	N-NORTH OUT-SOUTH
101	-----	842.50	-----	-----	END SECTION	-----	-----	18" RCP	N-NORTH OUT-N-WAY
109	851.50	-----	852.00	-----	END SECTION	-----	-----	12" RCP	N-WEST OUT-N-WAY
108	852.00	851.50	-----	-----	END SECTION	-----	-----	12" RCP	N-WAY OUT-EAST
111	845.10	-----	842.50	-----	DROP STRUCTURE	BOX 24x36	-----	15" RCP	N-WAY OUT-SOUTHWEST N-NORTHWEST OUT-N-WAY
110	-----	840.00	-----	-----	END SECTION	-----	-----	15" RCP	N-NORTH OUT-N-WAY

### GENERAL NOTES

- Standard Specifications:
  - Hamilton County specs. shall apply for Storm Sewer
  - Indianapolis Water Company specs. shall apply for Watermains
  - Clay Township Regional Waste District specs. shall apply for Sanitary Sewers.
- It shall be the responsibility of each contractor to verify existing utility locations and conditions. It shall also be the contractor's responsibility to contact the various utilities for proper staking locations for each prior to construction.
- Any errors or omissions shall be brought to the attention of the engineer prior to construction. In the event of the contractor's failing to give such notice, he shall be held responsible for the results of any such errors or omissions and the cost of rectifying the same.
- Any parts of the sanitary or storm sewer trench which lies under paved areas shall be back filled with granular material as shown in the details.
- All grades at the boundary line shall meet existing grade.
- All construction activity on this site shall be performed in compliance with OSHA standards.
- Rip-Flap required on all end section outfall pipes. See Erosion Control Plan for exact size and location.
- All streets are required to have 6" underdrains per the governing agencies Standards
- Contractor to stockpile topsoil at a location approved by the developer & engineer prior to construction if required.
- In any area of construction where field tiles cross the proposed house pad, the tile shall be removed and back filled. All field tiles intercepted shall be perpetuated into the storm sewer system or lakes. The contractor shall notify the engineer in any circumstance that this cannot be accomplished.
- All fill areas shall be compacted to meet the density of the specification sheet or detail.
- 4" Sub-surface drain to be provided to each lot (detail SSD-1)
- Flood protection grade is at least 2' above 100-yr pond elevation
- All storm sewer castings to be labeled "DUMP NO WASTE-DRAINS TO WATERWAY"

**Sanitary Sewer Narrative:**  
Sanitary sewer service will be provided by Clay Township Regional Waste District to each lot via a sanitary lateral. These laterals discharge into an 8" sanitary line, which eventually leads off Street. The 8" sanitary line will cross under Spring Mill Rd. and tap into an existing manhole at the southeast corner of Spring Mill Rd. and 116th Street. From here the sanitary sewer discharges into an existing 12" main.

**Water Narrative:**  
Veolia Water will provide water service. An existing 12" water main that ends at the west property line will be extended along 116th Street to the east property line. An 8" main will tee off the 12" main and service the subdivision.

**Storm Sewer Narrative:**  
Four curb inlets, and one catch basin will receive the stormwater from the site. The stormwater will run through a series of concrete pipes and discharge into a retention pond at the south end of the property. Here the stormwater will be detained to through a drop structure and into an adjacent landowners pond. From this pond the stormwater flows through an unnamed tributary eventually discharging into Williams Creek.

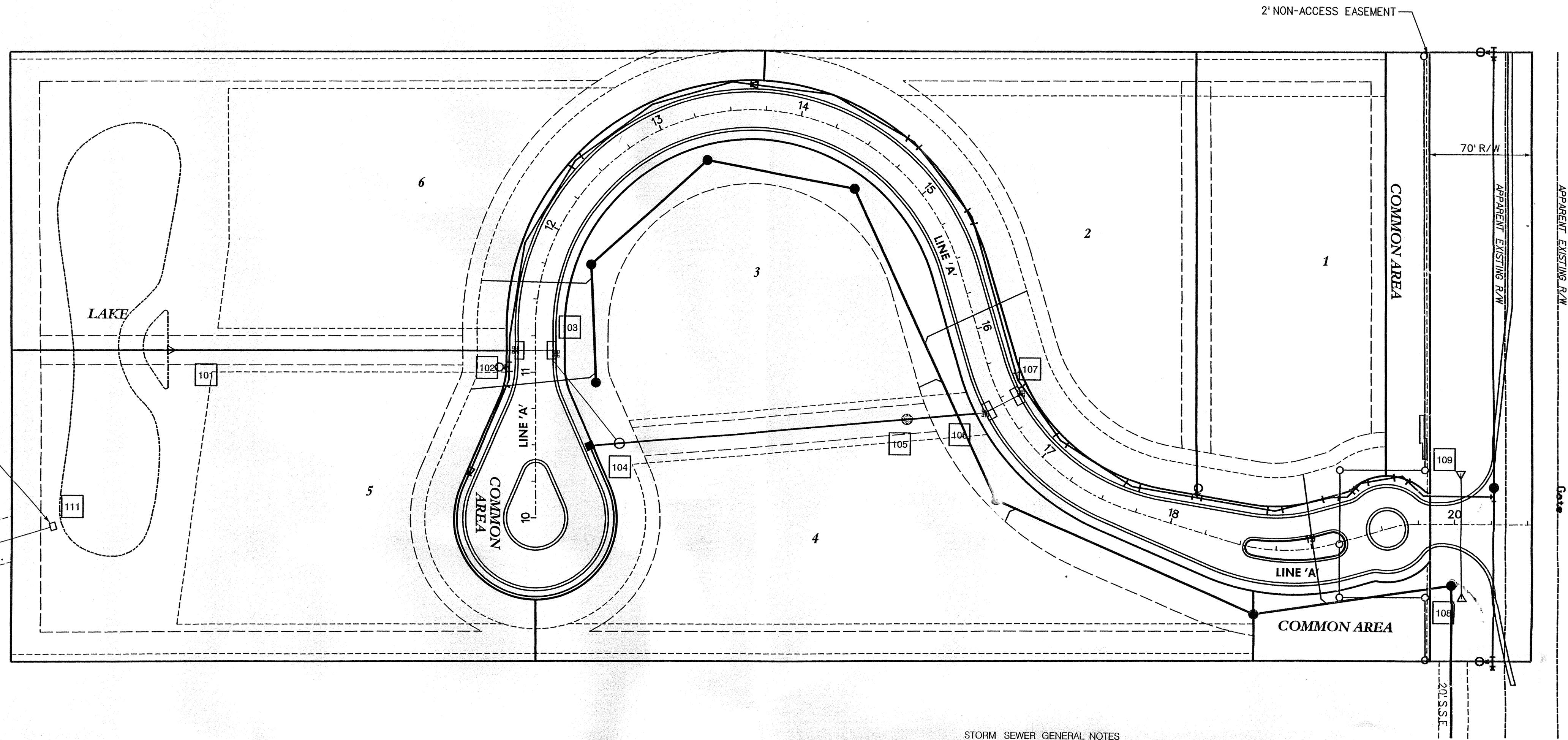
**STREET NAME CHART**

LINE	STREET NAME
A	CHATEAUX DRIVE



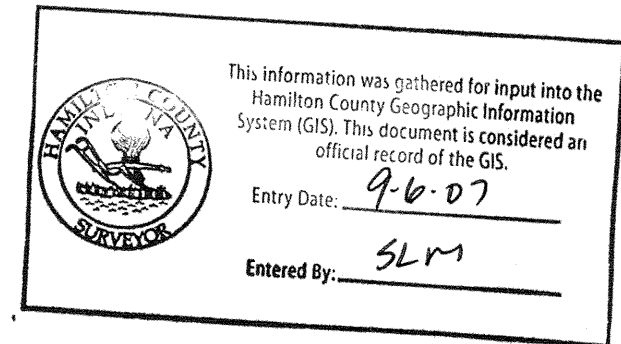


# RECORD DRAWINGS



SEE SHEET 15 FOR DETAILS ON STRUCTURE 111

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



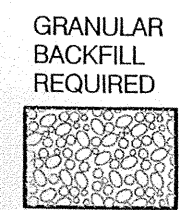
"DON'T DIG BLIND"



1-800-382-5544  
CALL BEFORE YOU DIG

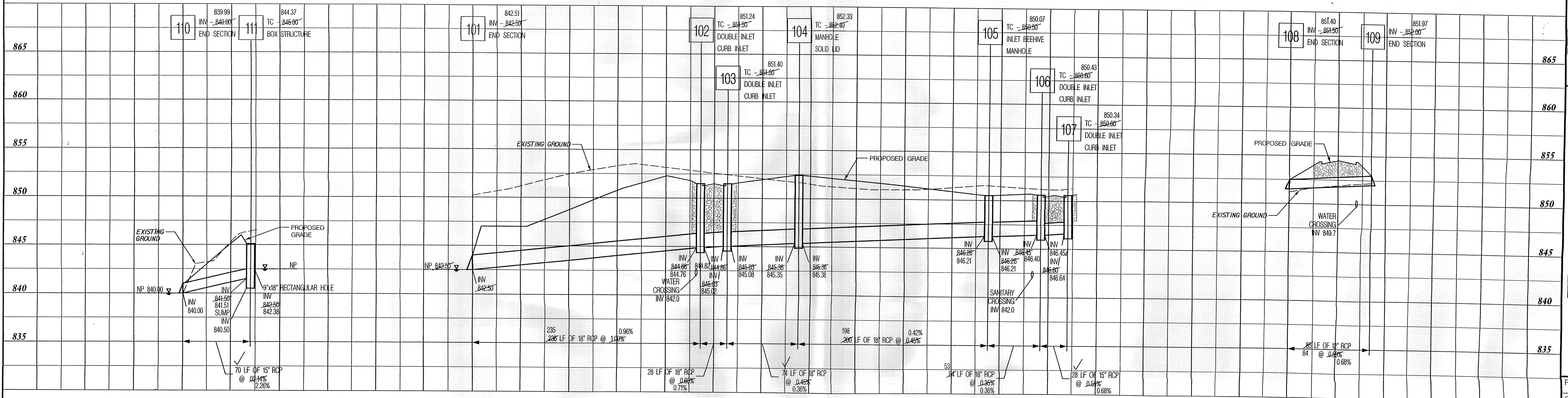
### STORM SEWER GENERAL NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS
- FOR THIS PROJECT ALL CASTING TYPES AND STORM SEWER CONSTRUCTION IS TO BE CONSTRUCTED IN COMPLIANCE WITH THE LOCAL GOVERNING AGENCY, IF NOT NOTED OTHERWISE IN THESE PLANS.
- DEBRIS GUARD TO BE INSTALLED AT ALL OPEN ENDED INLET (UPSTREAM END)

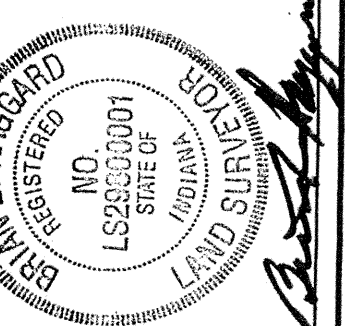


NOTE: WATER MAIN SHALL BE 24" BELOW ALL STORM SEWER CROSSINGS.

LINE	STREET NAME
A	CHATEAUX DRIVE

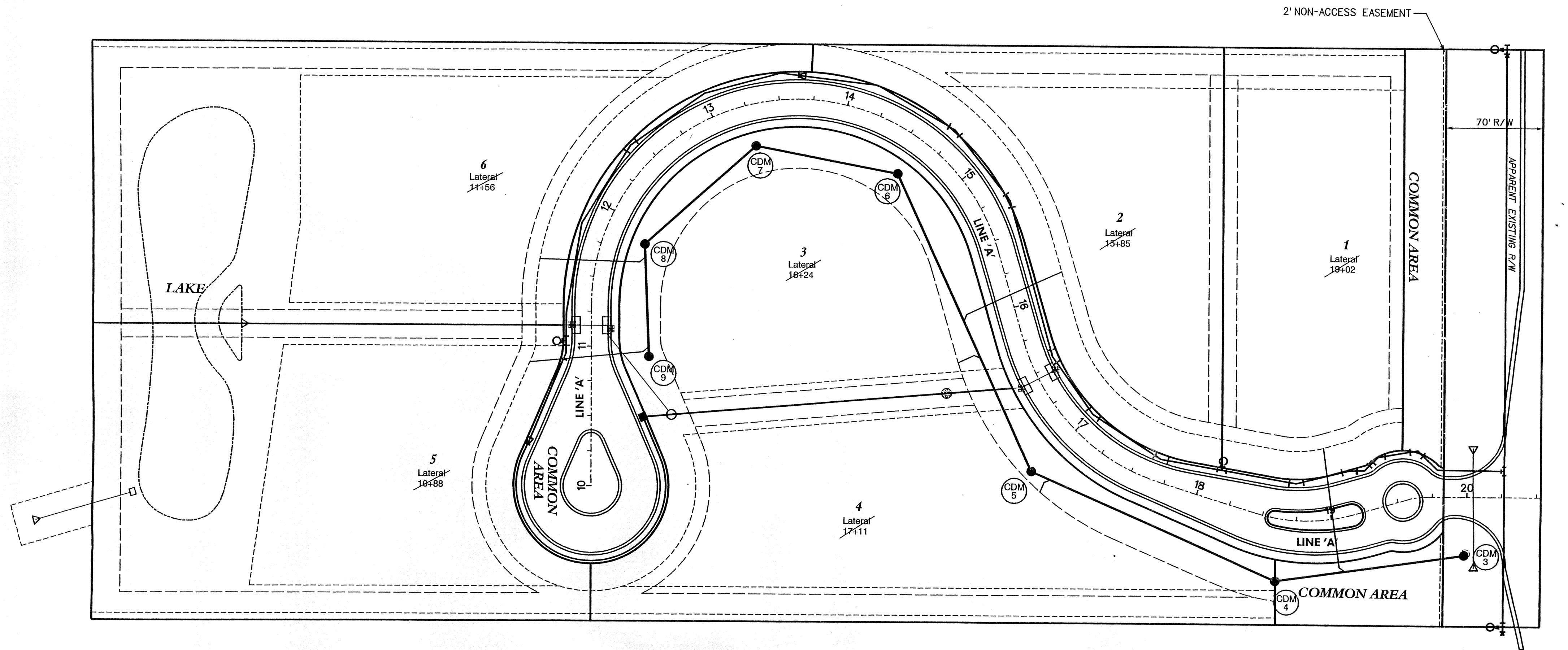


STORM SEWER PLAN & PROFILES  
CHATEAUX DE MOULIN  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA



**BANNING**  
ENGINEERING  
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PLAINFIELD, IN 46168  
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E-MAIL: [banning@banning-eng.com](mailto:banning@banning-eng.com)

Project No: 03146  
Sheet No:



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: 9-6-07  
 Entered By: SLM

Date	05-26-04
Revisors	
Comments	
Designated	LCF
Drawn	MAS
Checked	JLM
Scale	1" = 50'
Date	04-23-04

**SANITARY SEWER PLAN**

**SANITARY SEWER GENERAL NOTES**

- It shall be the contractors responsibility to field verify all utility locations before construction begins.
- All construction activity on this site is to be performed in compliance with OSHA standards.
- Wye and laterals are stationed off of the street centerline stationing.
- All wye connections shall have a minimum of five foot extension connected to the wye, or extended to the utility and drainage easement of the lot (whichever is greater). The end of the lateral shall be plugged or capped.
- Laterals to the opposite side of the roadway shall be extended to the utility and drainage easement of the lot.
- All sanitary sewer laterals that cross the street must be backfilled with full depth granular backfill.

RECORD LATERAL LOCATION CHART				
LOT	DOWNSREAM MANHOLE	DISTANCE TO DOWNSREAM MANHOLE	LENGTH OF LATERAL	DEPTH OF LATERAL
1	3	88'	91'	6"
2	5	125'	80'	5.5"
3	5	94'	18'	7"
4	4	180'	13'	6"
5	8	75'	87'	6"
6	8	12'	75'	5"

NOTE: ALL SANITARY SEWER MAIN LINES SHALL BE SDR 35 P.V.C. PIPE

NOTE: ALL CASTINGS SHALL BE TO CLAY TOWNSHIP REGIONAL WASTE DISTRICT REQUIREMENTS

NOTE: THERE IS TO BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION & 18 INCHES VERTICAL SEPARATION BETWEEN THE SANITARY SEWER AND WATER LINE

**LEGEND**

**PROPOSED**

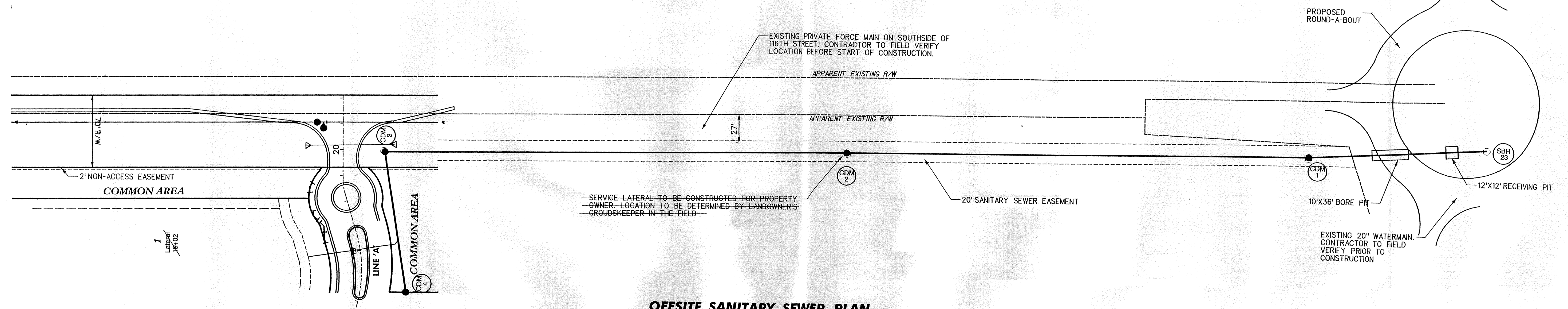
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- SANITARY MH
- SANITARY STRUCTURE NO.

**STREET NAME CHART**

LINE	STREET NAME
A	CHATEAUX DRIVE

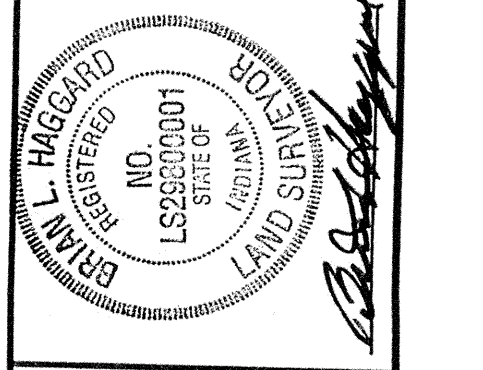
**RECORD DRAWINGS**

DATE: 09-02-04  
 FIELD WORK DATE: 09-01-04



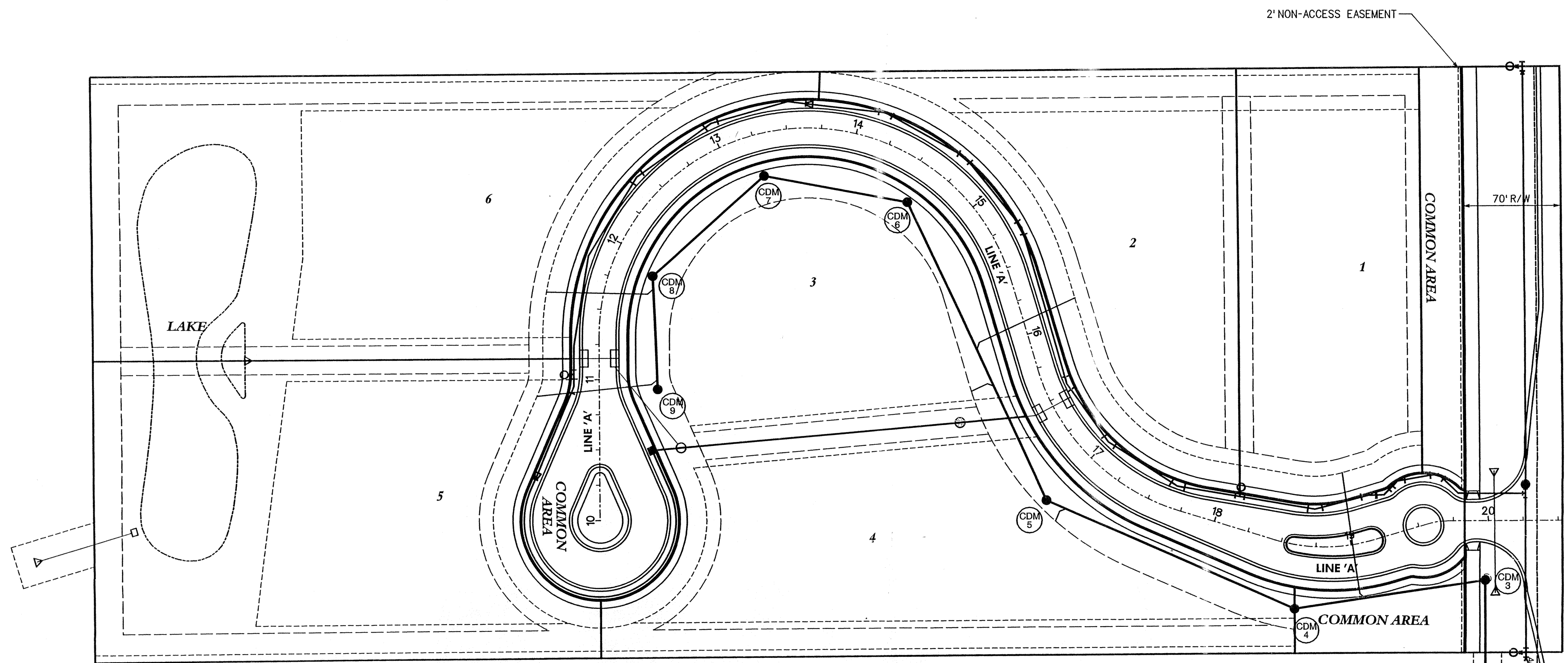
**OFFSITE SANITARY SEWER PLAN**

SANITARY SEWER PLAN  
 CHATEAUX DE MOULIN  
 CITY OF CARMEL  
 HAMILTON COUNTY, INDIANA



**BANNING ENGINEERING**  
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Project No: 03146  
 Sheet No:



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

Date	05-26-04
Revisions	
Sym.	
Designed: LCF	
Drawn: MAS	
Checked: JLM	
Scale: 1" = 50'	
Date: 04-23-04	

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: 9-16-07  
Entered By: SLM

SANITARY SEWER GENERAL NOTES

1. It shall be the contractors responsibility to field verify all utility locations before construction begins.
2. All construction activity on this site is to be performed in compliance with OSHA standards.
3. Wye and laterals are stationed off of the street centerline stationing.
4. All wye connections shall have a minimum of five foot extension connected to the wye, or extended to the utility and drainage easement of the lot (whichever is greater). The end of the lateral shall be plugged or capped.
5. Laterals to the opposite side of the roadway shall be extended to the utility and drainage easement of the lot.
6. All sanitary sewer laterals that cross the street must be backfilled with full depth granular backfill.

# RECORD DRAWINGS

DATE: 09-02-04  
FIELD WORK DATE: 09-01-04

NOTE: ALL CASTINGS SHALL BE TO CLAY TOWNSHIP REGIONAL WASTE DISTRICT SPECIFICATIONS.

NOTE: ALL SANITARY SEWER MAIN LINES SHALL BE PER CLAY TOWNSHIP REGIONAL WASTE DISTRICT REQUIREMENTS

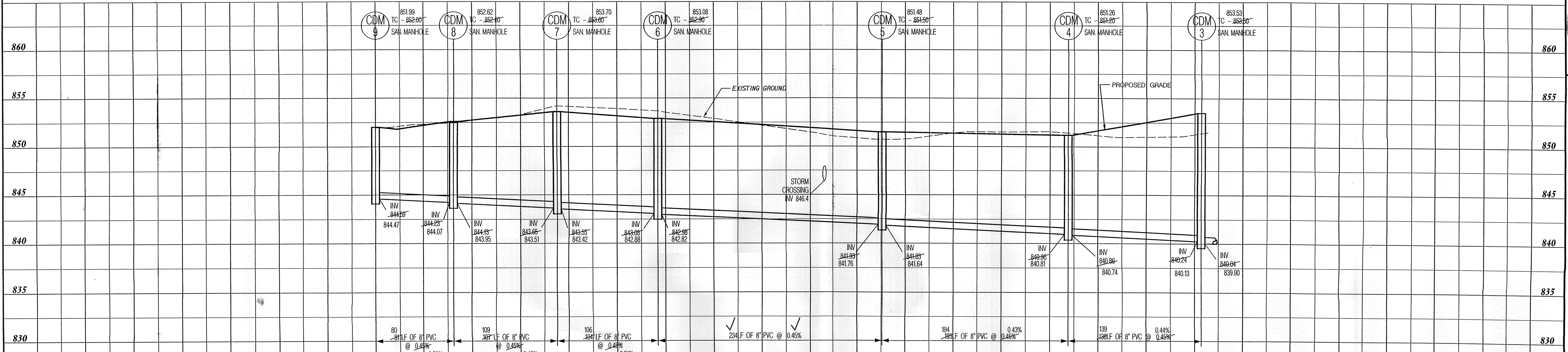
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LEGEND

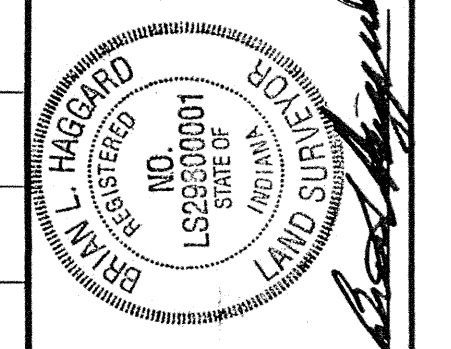
- PROPOSED**
- STORM SEWER
  - SANITARY SEWER
  - WATER LINE
  - SANITARY MH
  - SANITARY STRUCTURE NO.

GRANULAR BACKFILL REQUIRED

LINE	STREET NAME
A	CHATEAUX DRIVE



SANITARY SEWER PLAN & PROFILE  
CHATEAUX DE MOULIN  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA

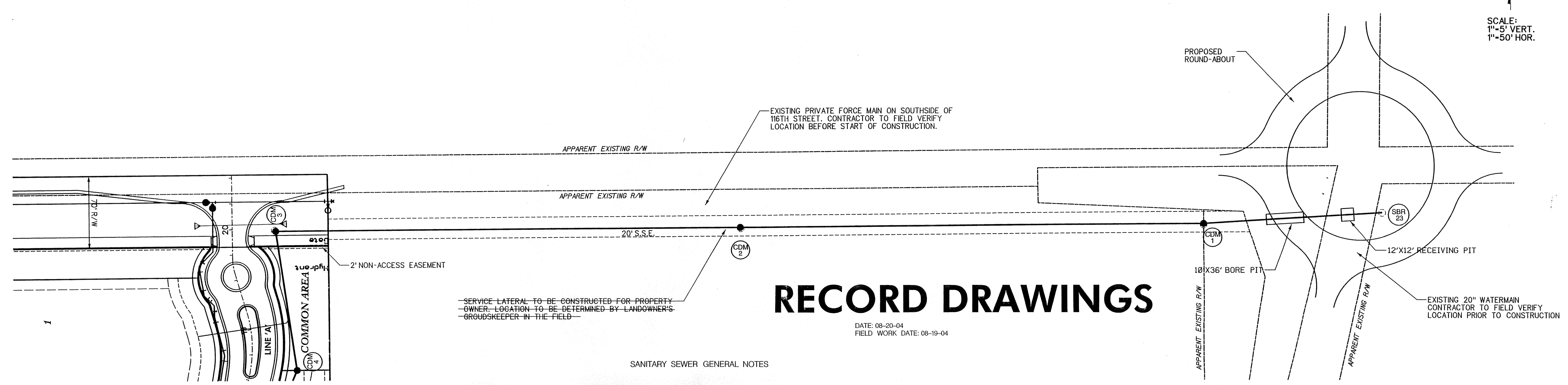


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Project No: 03146  
Sheet No:

VPW\_Temp\dms10024\03146sah.dgn 11/17/2005 8:22:16 AM

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



# RECORD DRAWINGS

DATE: 08-20-04  
FIELD WORK DATE: 08-19-04

SERVICE LATERAL TO BE CONSTRUCTED FOR PROPERTY OWNER. LOCATION TO BE DETERMINED BY LANDOWNER'S GROUSKEEPER IN THE FIELD.

### SANITARY SEWER GENERAL NOTES

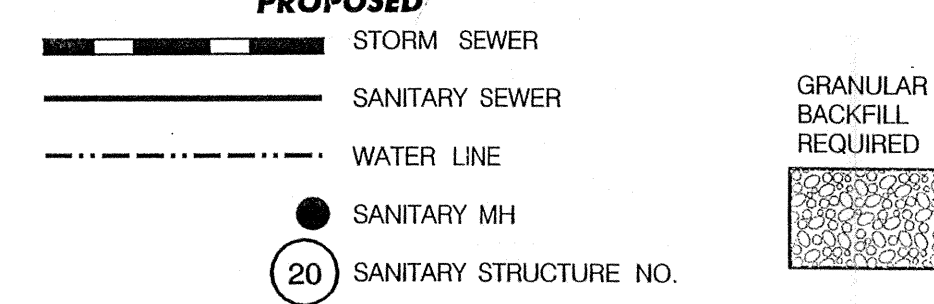
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6. All sanitary sewer laterals that cross the street must be backfilled with full depth granular backfill.

NOTE: ALL CASTINGS SHALL BE TO CLAY TOWNSHIP REGIONAL WASTE DISTRICT REQUIREMENTS

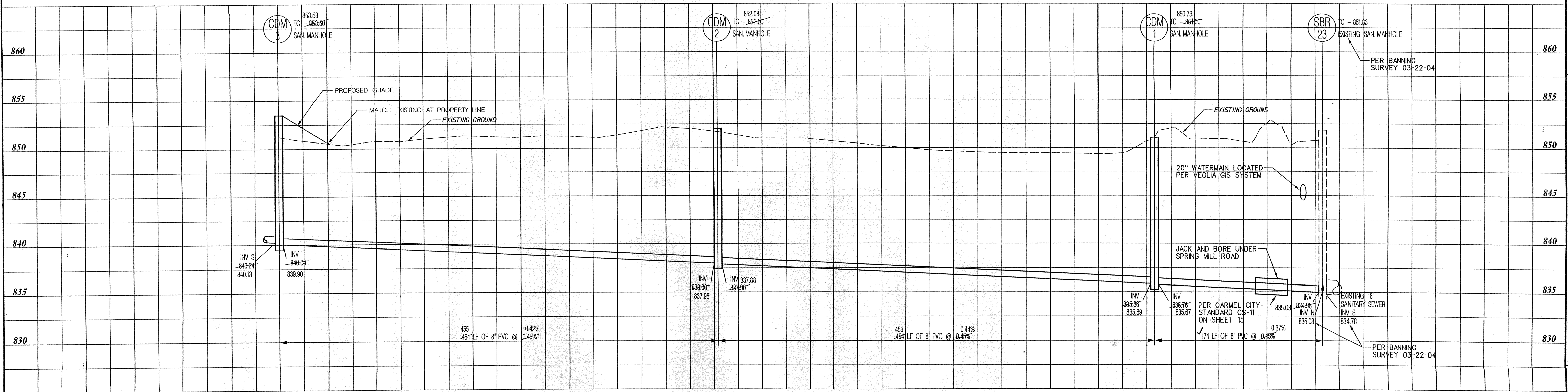
NOTE: ALL SANITARY SEWER MAIN LINES SHALL BE PER CLAY TOWNSHIP REGIONAL WASTE DISTRICT REQUIREMENTS

NOTE: THERE IS TO BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION & 18 INCHES VERTICAL SEPARATION BETWEEN THE SANITARY SEWER AND WATER LINE

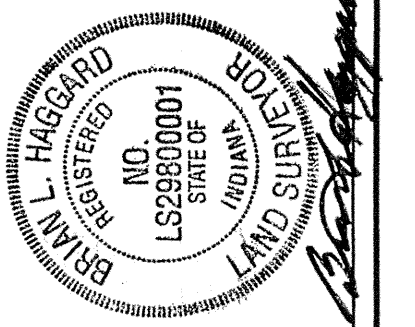
### LEGEND



LINE	STREET NAME
A	CHATEAUX DRIVE



OFFSITE SANITARY SEWER PLAN & PROFILE  
CHATEAUX DE MOULIN  
CITY OF CARMEL  
HAMILTON COUNTY, INDIANA



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