

Drain: SPRING FARMS DRAIN **Drain #:** 291
Improvement/Arm: SPRING FARMS - SECTION 2
Operator: JOH **Date:** 5-12-04
Drain Classification: Urban/Rural **Year Installed:** 1994

GIS Drain Input Checklist

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



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2430 ~~December 12, 1995~~

TO: Hamilton County Drainage Board

RE: Spring Farms Drain, Section 1 Arm

Attached is a petition, non-enforcement request, plans, calculations, quantity summary and assessment roll for the Section 1 Arm, Springs Farms. 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:

6"	SSD	9974 ft	18"	RCP	420 ft
12"	RCP	675 ft	21"	RCP	938 ft
15"	RCP	928 ft			

The total length of the drain will be 12,935 feet.

The retention pond (lake) located in Block B 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 (lake) 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 of Lots 77 to 81; 83 to 85; 86 to 90 and 1 to 4.

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 \$30.00 per lot, \$5.00 per acre for roadways, with a \$ 30.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$ 1723.80.

Parcels assessed for this drain may be assessed for the Osborn-Collins 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.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. This request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Springs Farms, Section 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 22, 1996.

Kenton C. Ward
Hamilton County Surveyor
KCW/no

SPRING FARMS, SEC. 1

May 20, 1994

Irrevocable Credit No. A-429

TO: City of Carmel
Carmel, IN

Department of Public Works
Carmel, IN

We hereby establish our Irrevocable Standby Letter of Credit No. A-429 in your favor, at the request and for the account of Bay Development Corp., 7858 Bay Shore Drive, Indianapolis, Indiana, 46240, for any sum or sums not exceeding One Hundred Ten Thousand Nine Hundred and 00/100 Dollars (\$110,900.00), available upon presentation of a letter signed by the Mayor of the City of Carmel, or by his or her designated representative enumerating any and all improvements and costs thereof not completed as required in Spring Farms Subdivision Committee Docket No. 33-94, for the maintenance of Storm Sewers and Storm Drainage, (includes Erosion Control and Sub Surface Drains) as required by and to be accepted by the City of Carmel.

The drafts drawn under this Letter of Credit, which are to accompany the related letters, must state "Drawn under Letter of Credit No. A-429 of Citizens Bank of Central Indiana dated May 20, 1994." The amount of the drafts must be noted on the back of this Letter of Credit by the negotiating bank and/or agency. A statement signed by the beneficiary shall accompany any draft presented outlining the specific areas of Bay Development Corp., non-compliance with the requirements set forth by the City of Carmel's Subdivision Control Ordinance.

This Letter of Credit is effective as of May 20, 1994 and shall expire on May 20, 1995, (date at least one year later), but such expiration date shall be automatically extended for a period of one year on May 20, 1995, and on each successive expiration date, unless a release is received from the Board of Public Works and Safety, or we notify both the Department of Community Development and the Board of Public Works 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 City of Carmel upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Mayor of the City of Carmel, or his or her designated representative, as shown on the signed return receipt.

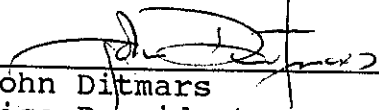
Letter of Credit A-429
Bay Development Corp.
May 20, 1994

The credit established by this Letter and our obligation to pay same shall not be affected by the receivership, bankruptcy or insolvency of debtor or the attachment of his property. Nor shall this credit or our obligation to pay same be affected by any security agreement or other agreement between Bay Development Corp. and our bank and/or agency.


Whenever this letter of credit is drawn on under and in compliance with the terms of this letter of credit, we shall pay the amount of the draft directly to the City of Carmel or in accordance with its instructions.

Yours very truly,

CITIZENS BANK OF CENTRAL INDIANA



John Ditmars
Vice President

Attest: 

Paul Wm. Cullom
Vice President

 BOARD OF COMMISSIONERS
OF THE COUNTY OF HAMILTON

DATE _____

ATTEST: _____
HAMILTON COUNTY AUDITOR

FILED

JUN 27 1994

OFFICE OF HAMILTON COUNTY SURVEYOR

ADDENDUM TO LETTER OF CREDIT A429

June 24, 1994

Letter of Credit #A429 has been changed from City of Carmel in favor of:

Board of Commissioners of Hamilton County

Citizens Bank of Central Indiana

By Paul Wm. Cullom
Paul Wm. Cullom,
Vice President

By K. Keith Fox
K. Keith Fox,
Assistant Vice President

ADDENDUM TO LETTERS OF CREDIT
BAY DEVELOPMENT CORP.

Letters No.	426
	427
	428
	429
	430
	434
	435
	436

In the first paragraph of Letters of Credit noted above, "for the construction and/or installation of," replaces the word maintenance.

Citizens Bank of Central Indiana



John Ditmars
Vice President

Attest:



K. Keith Fox
Assistant Vice President

CERTIFICATE OF COMPLETION AND COMPLIANCE

TO: HAMILTON COUNTY SURVEYOR

RE: SPRING FARMS SUBDIVISION SECTION ONE

I hereby certify that:

- 1.) I am a Registered Land Surveyor in the State of Indiana,
- 2.) I am familiar with the plans and specifications for the above referenced subdivision,
- 3.) I have personally observed and supervised the completion of the Drainage Facilities for the above referenced subdivision, and
- 4.) To the best of my knowledge, information and belief, the Drainage Facilities within the subdivision has been installed and completed in conformity with all plans and specifications.

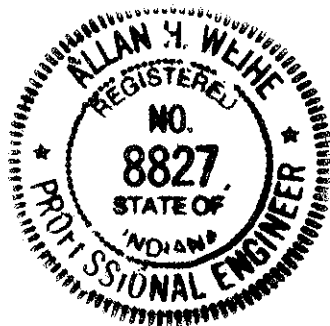
Signature: Allan H. Weihe Date: Oct 11, 1994

Type or Printed Name: Allan H. Weihe

Business Address: 10505 N. College Avenue, Indianapolis,
Indiana 46280

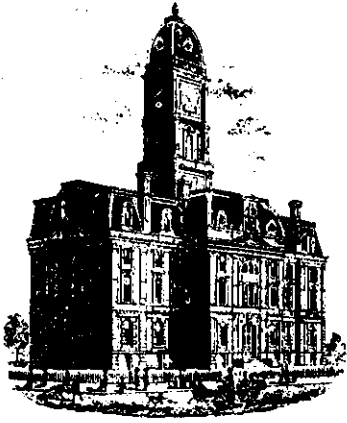
Telephone: 846-6611

SEAL:



INDIANA REGISTRATION NUMBER

#8827



SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 146

One Hamilton County Square

Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

December 4, 1996

Re: **Spring Farms Drain - Sec. 1 Arm**

Attached are as-builts, certificate of completion & compliance, and other information for Spring Farms 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 December 12, 1995. The changes are as follows:

The corrected total of 6" SSD is 7876.52.

The length of the drain due to the changes described above is now **10,837.52 feet**.

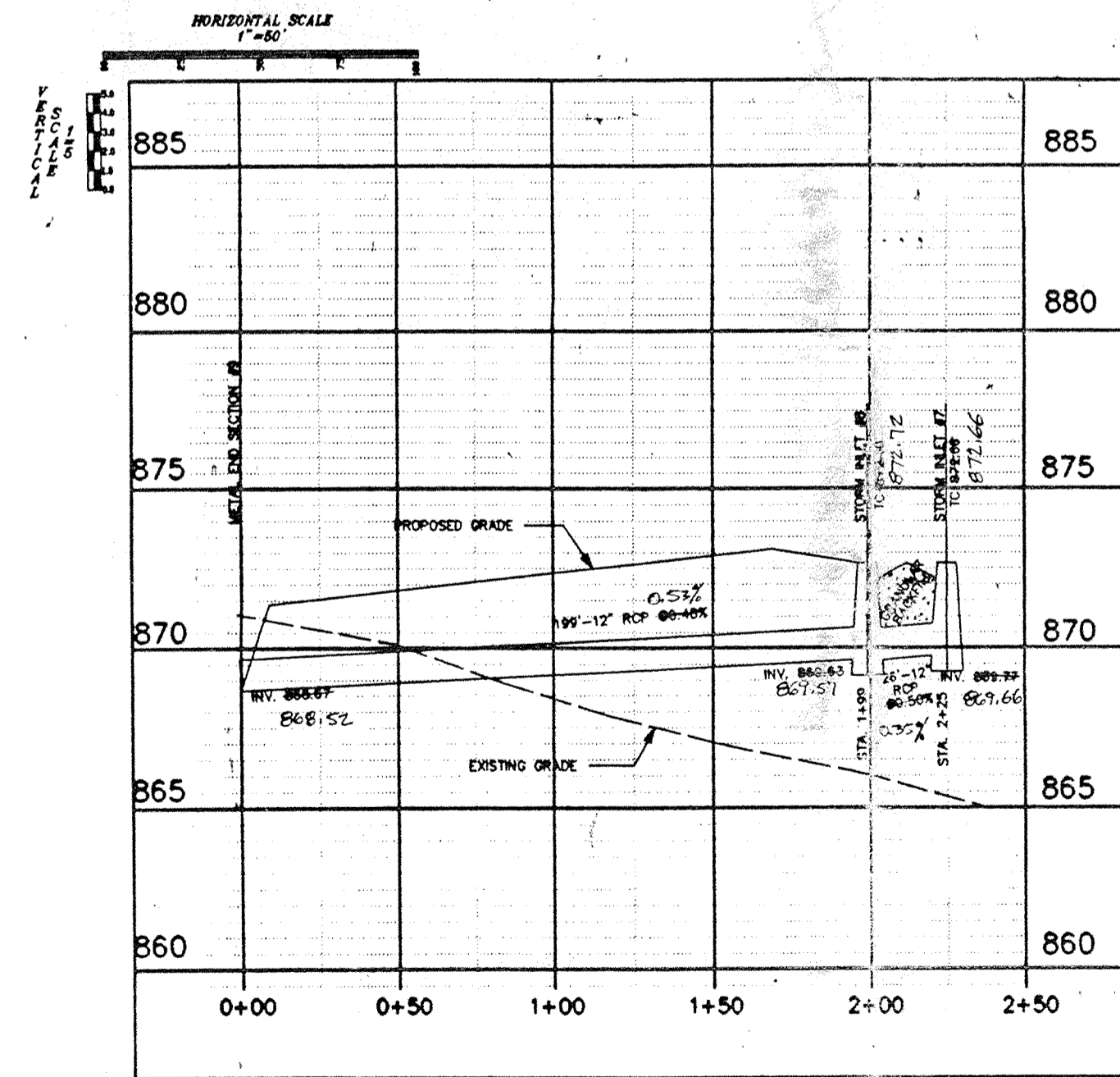
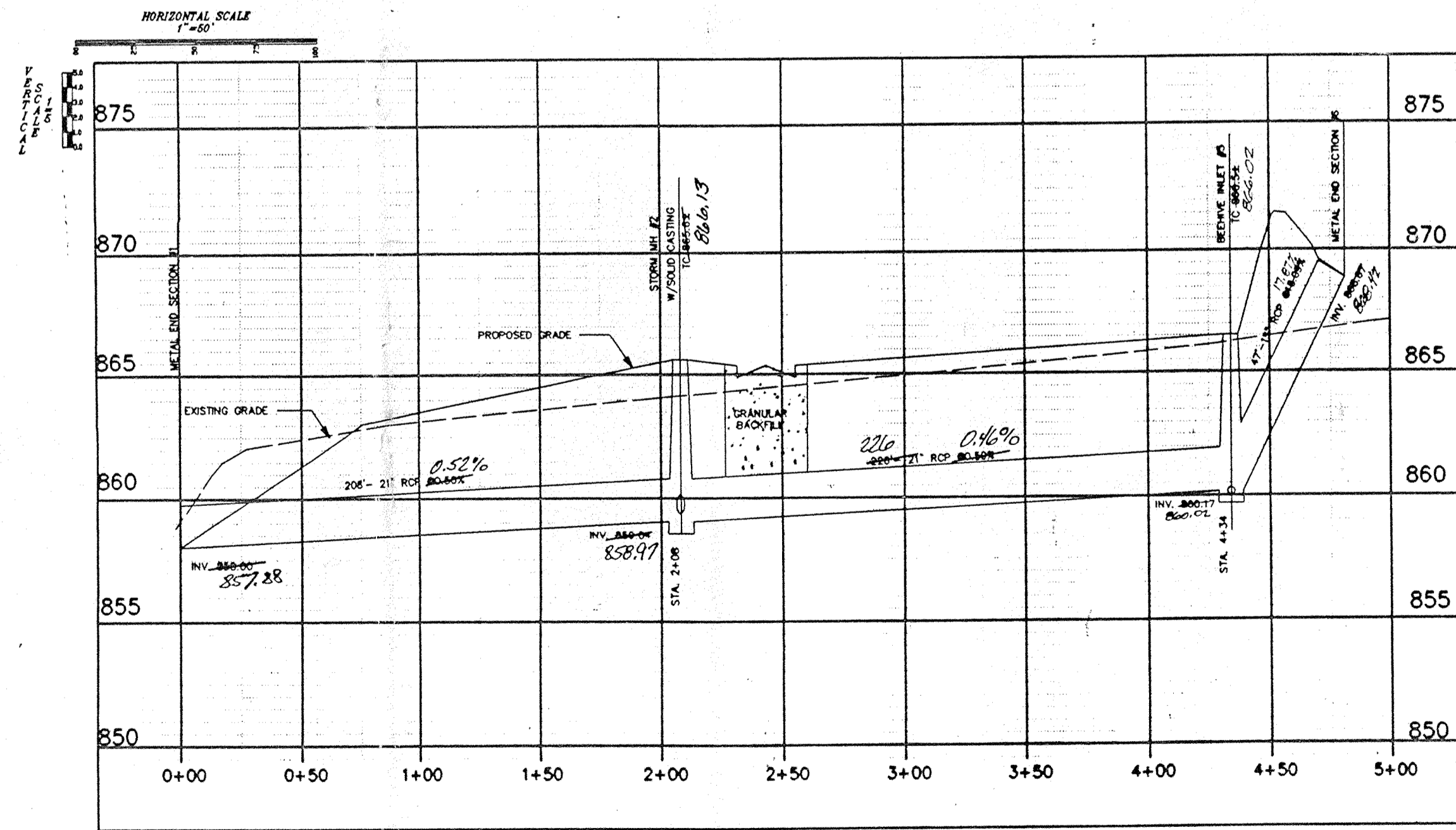
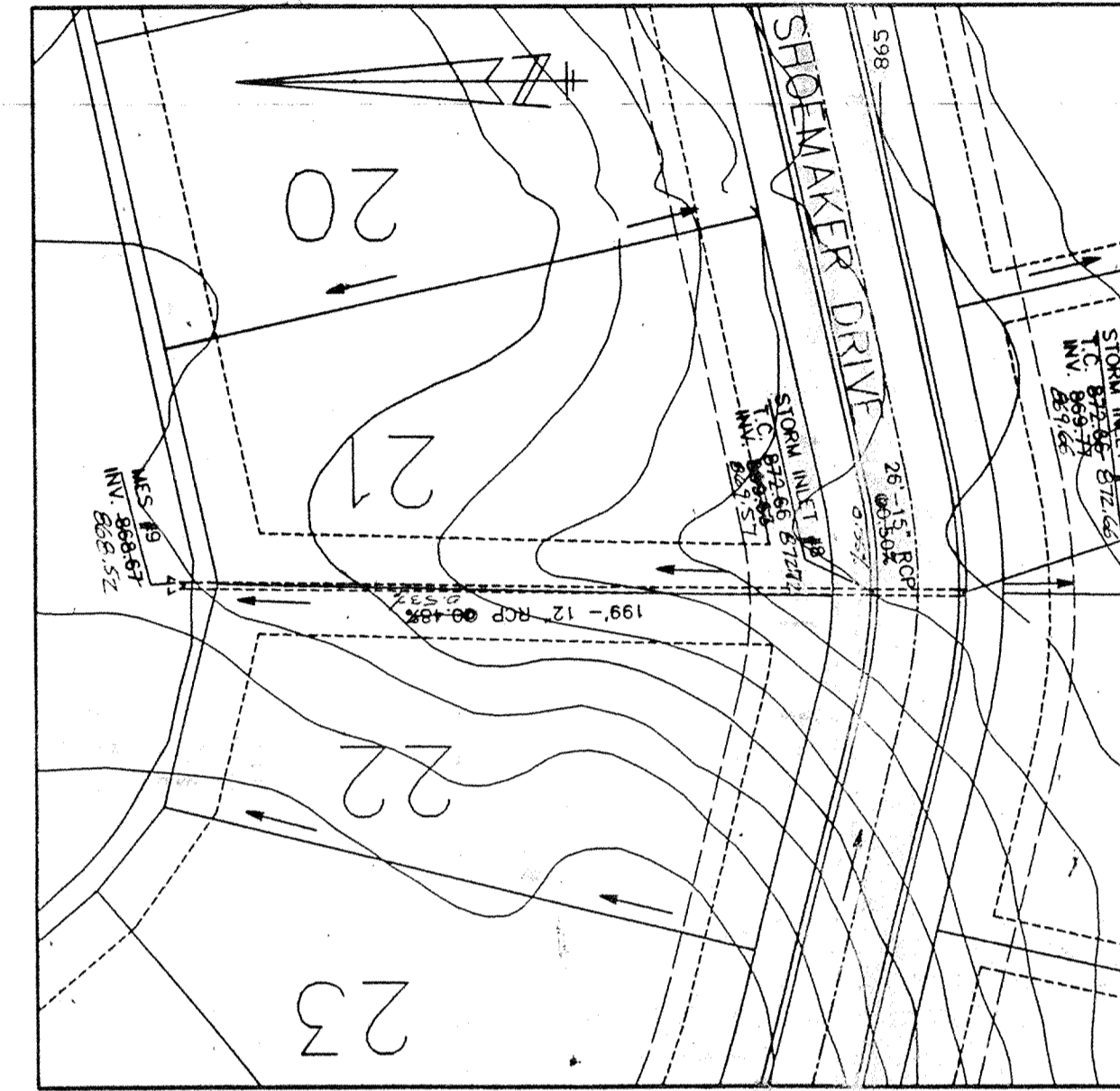
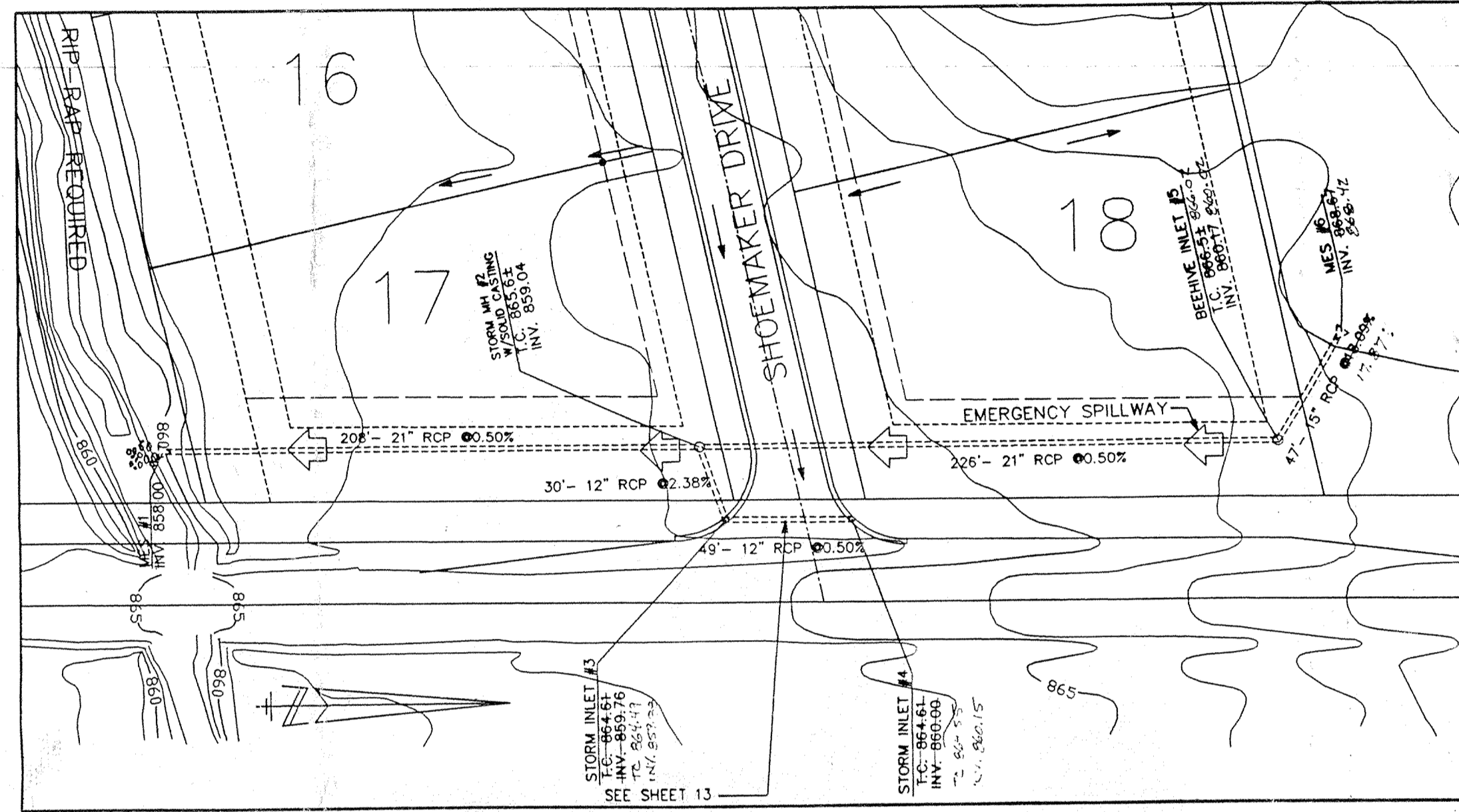
Attached also is a non-enforcement for the drain which I recommend that the Board approve at this time.

The bond or letter of credit from Citizens Bank, number A-429, dated May 20, 1994, in the amount of \$110,900.00, was released on February 13, 1995.

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

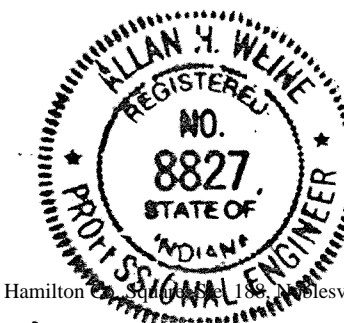
Sincerely,

Kenton C. Ward,
Hamilton County Surveyor

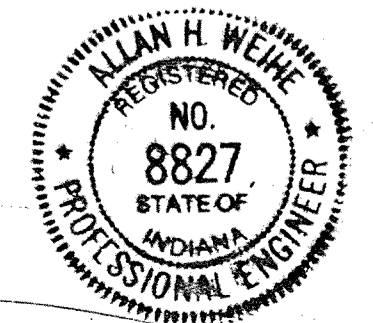


This information was gathered for input into Hamilton County Geographic Information System. This document is considered an official record of the GIS.

Entry Date: 5/22/04
Entered by: VCH

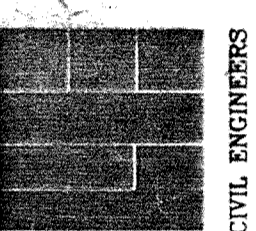


RECORD DRAWING - STORM SEWER
T.C.'S, INVERTS, PERCENTAGES
OCTOBER 3, 1994
Allan H. Weihe
ALLAN H. WEIHE, REG. P.E. INDIANA #8827



Allan H. Weihe
ALLAN H. WEIHE-REG P.E.-IN #8827

WEIHE ENGINEERS, INC.
10605 WINDY CREEK AVENUE
INDIANAPOLIS, INDIANA 46280
(317) 846-6611



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

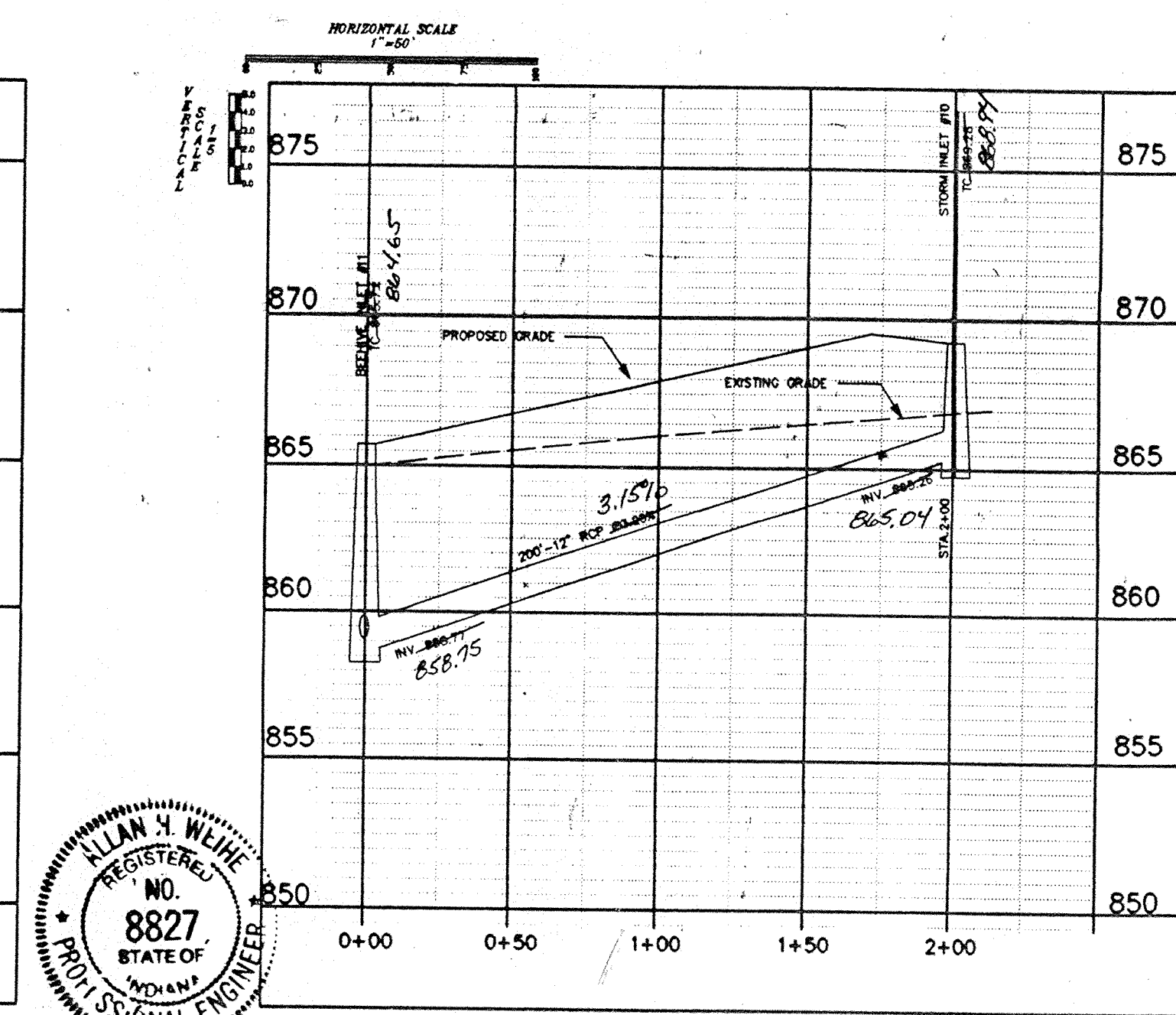
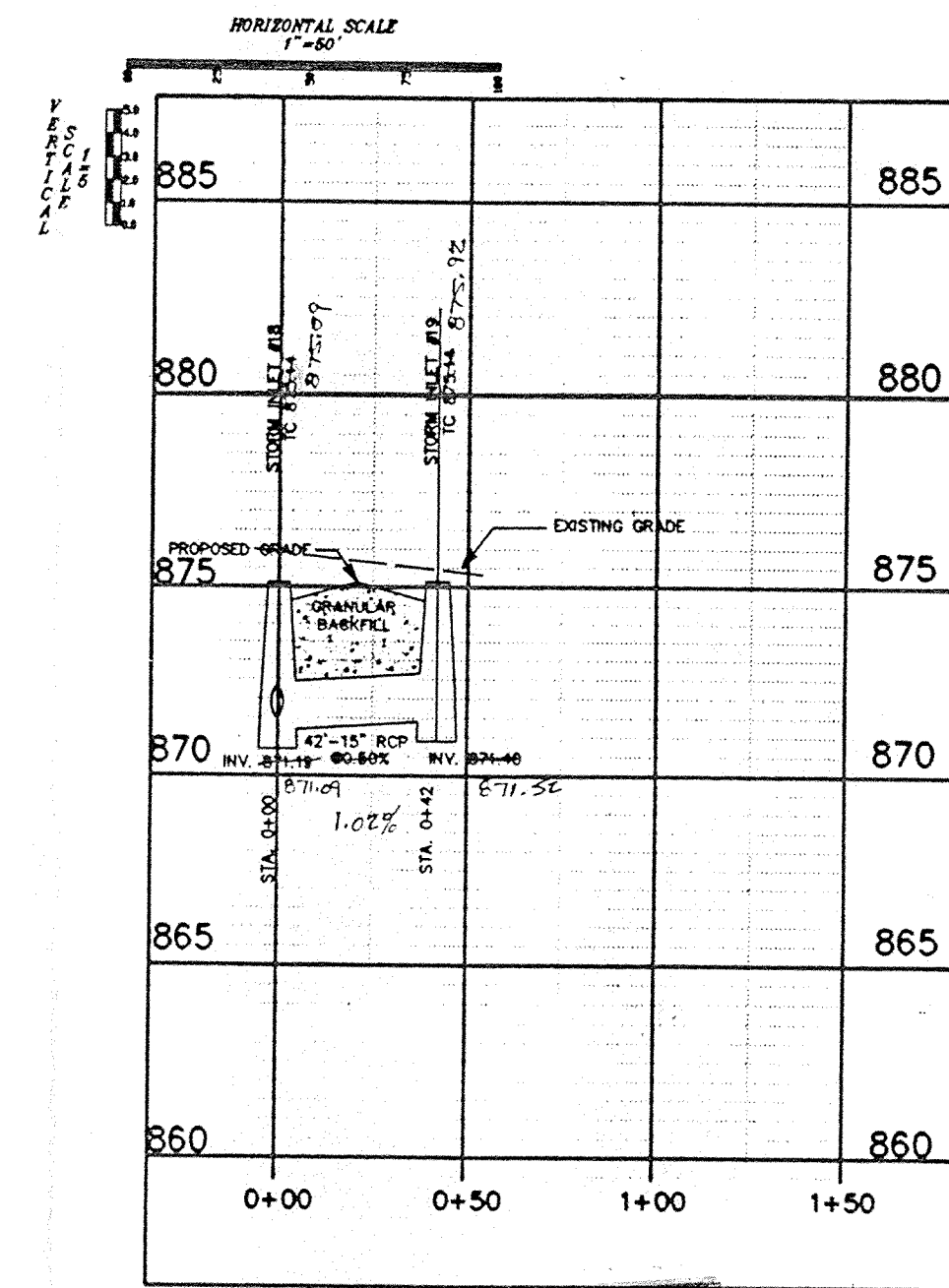
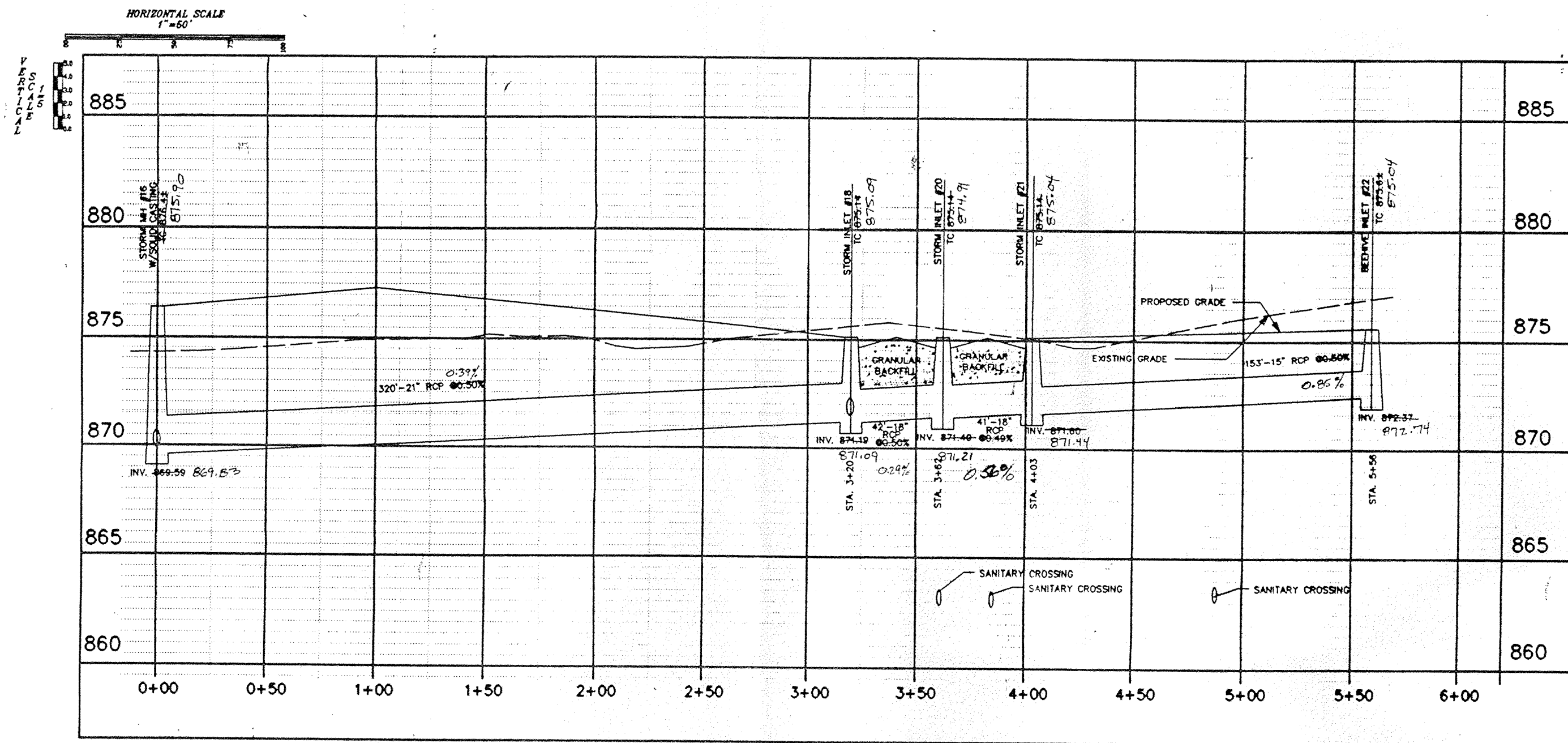
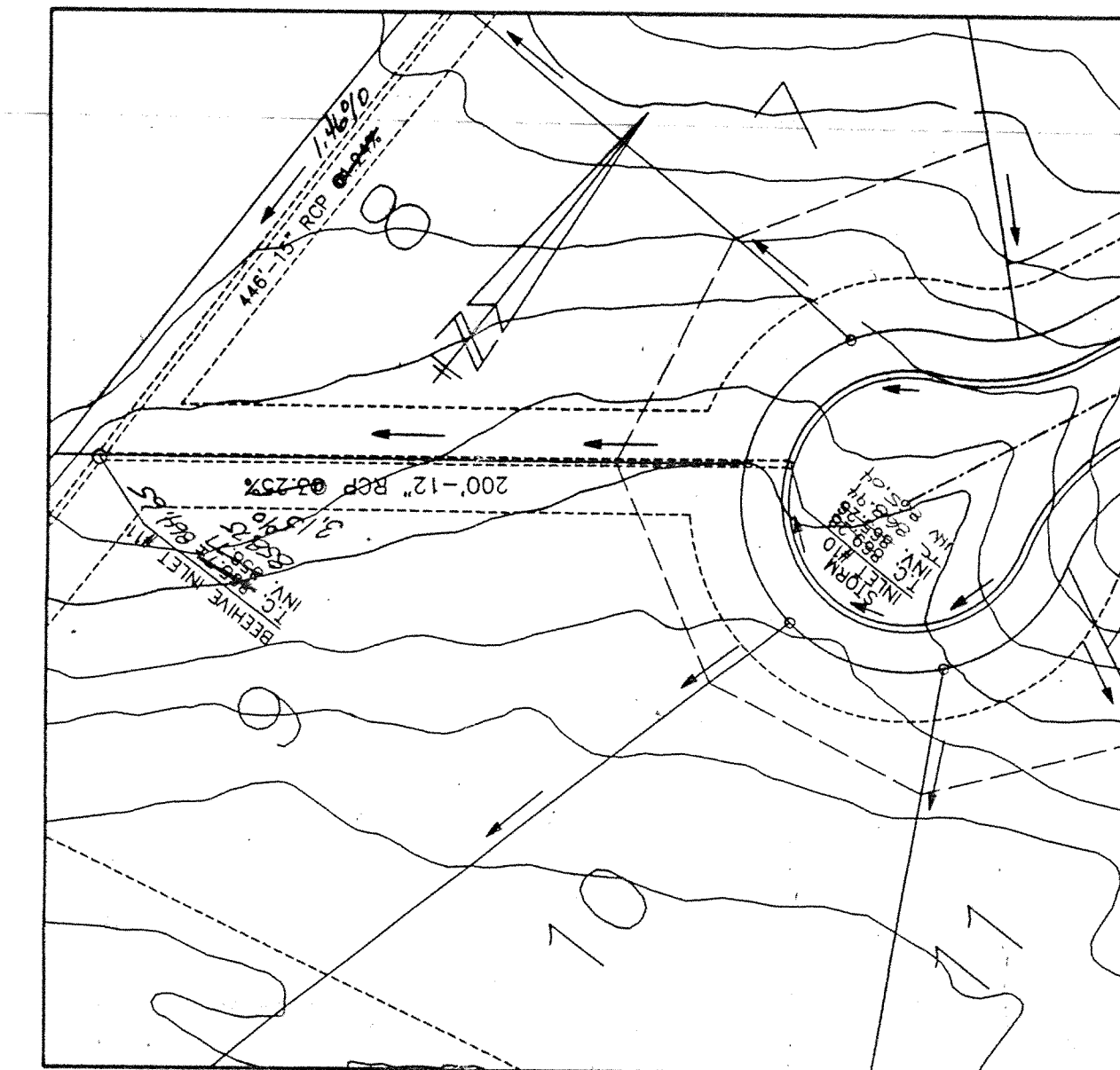
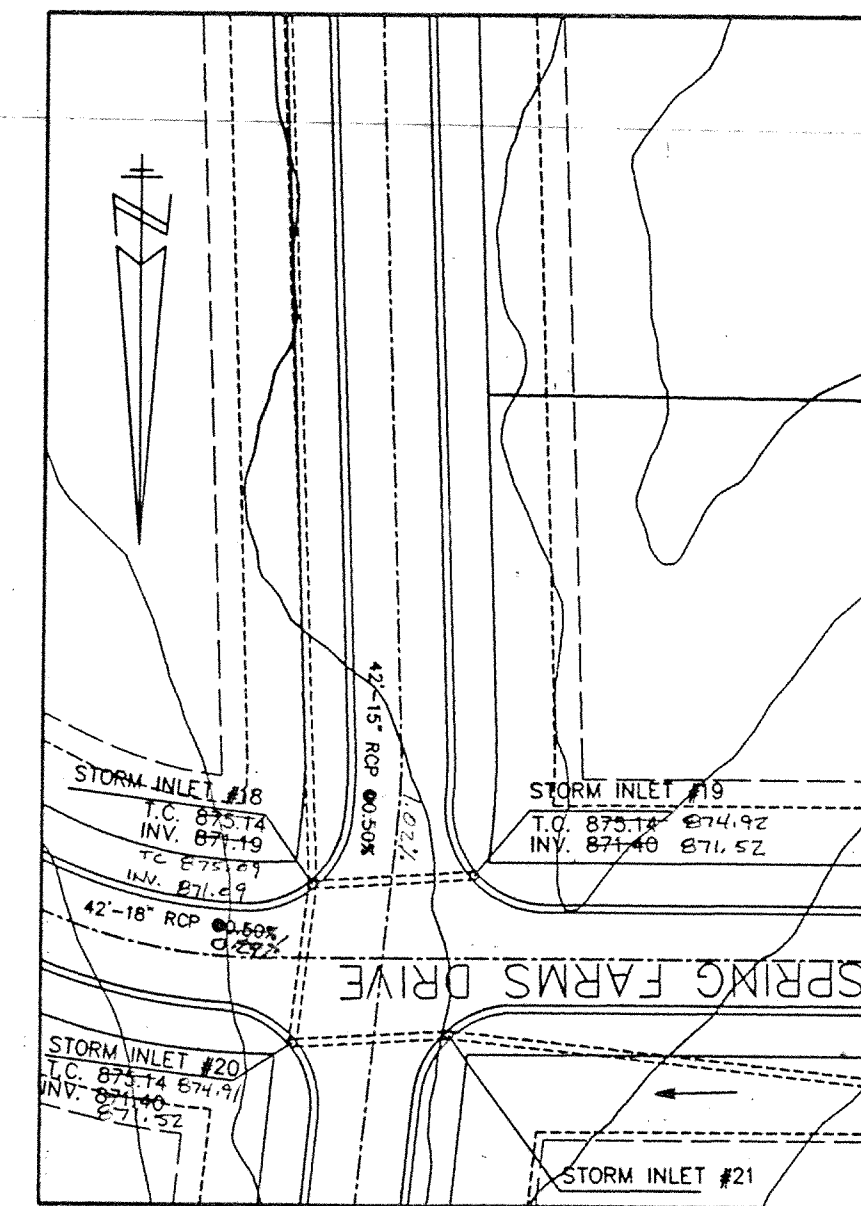
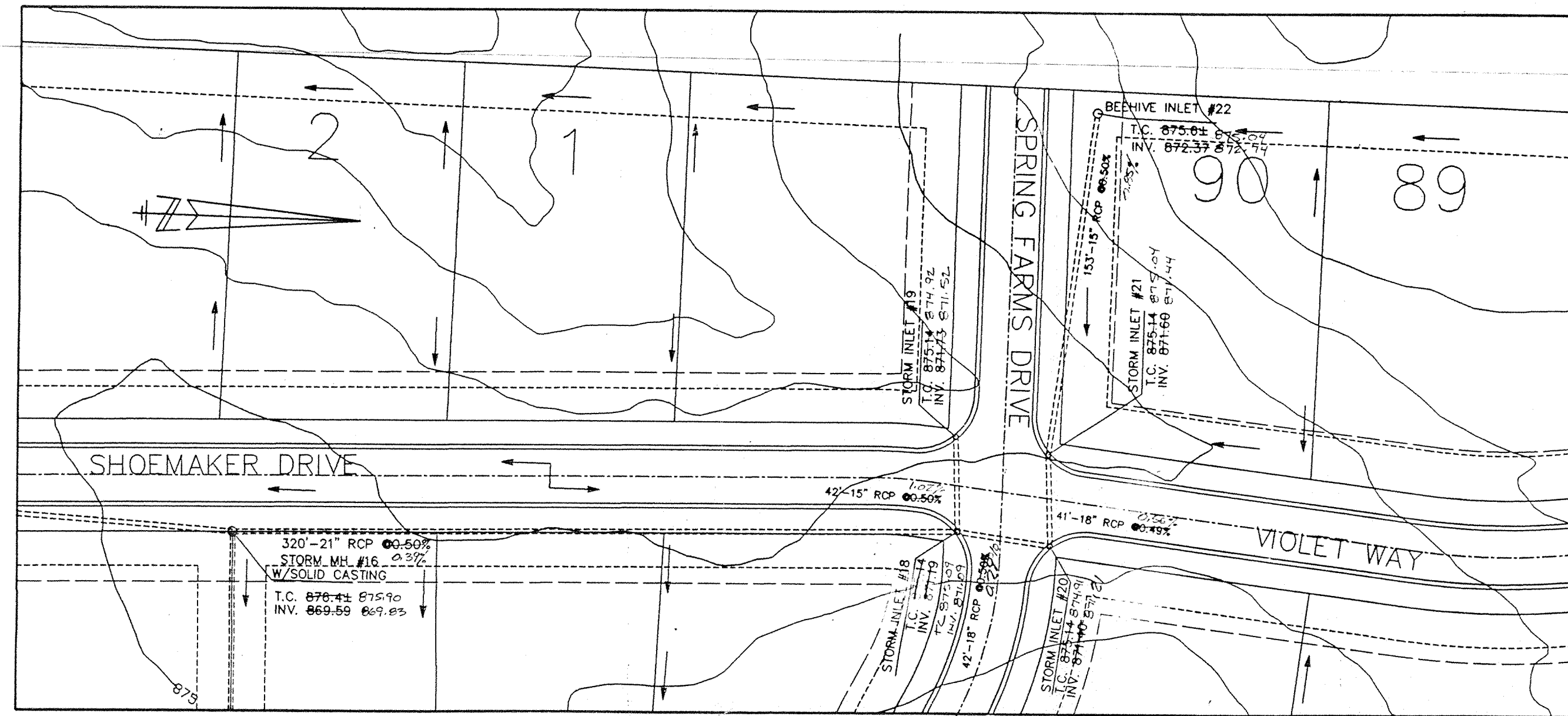
DATE BY FOR NO.
3-1-94 S.A.S. 01-R30
4-15-94 S.A.S. 02-R30
8-12-94 S.A.S. 02-R30
CHECKED BY: S.A.S.
DATE: 02-14-94-94

REVISIONS
GENERAL REVISIONS
ADDED PIPE SIZES
REVISED DRAWS/T.C.'S

PREPARED FOR:
Bay Development Corp.
INDIANAPOLIS, INDIANA

SPRING FARMS
STORM PLAN AND PROFILES

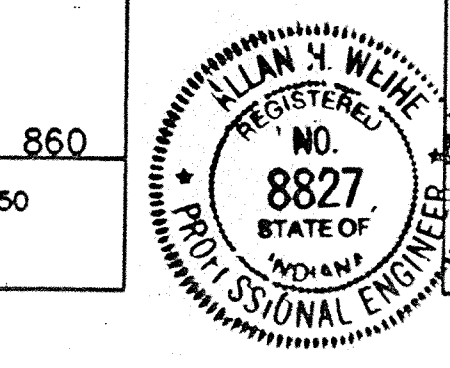
SHEET NO. 10
OF 16



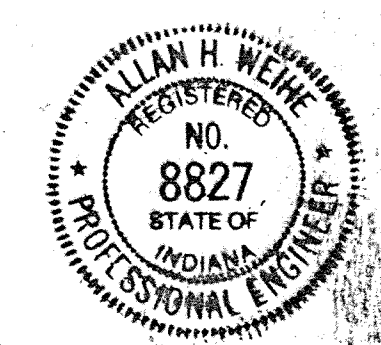
This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.

Entry Date: 5/12-04

Entered by: JOH



RECORD DRAWING - STORM SEWER
 T.C.'S, INVERTS, PERCENTAGES
 OCTOBER 3, 1994
 Allan H. Weihe
 ALLAN H. WEIHE, REG. P.E. INDIANA #8827



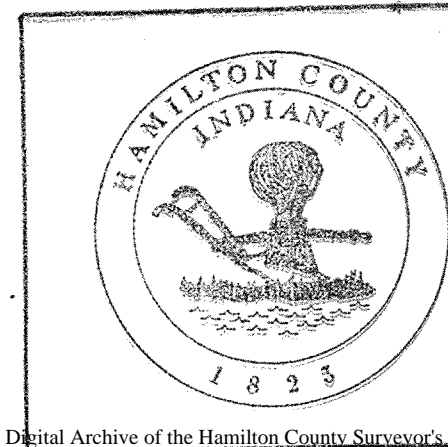
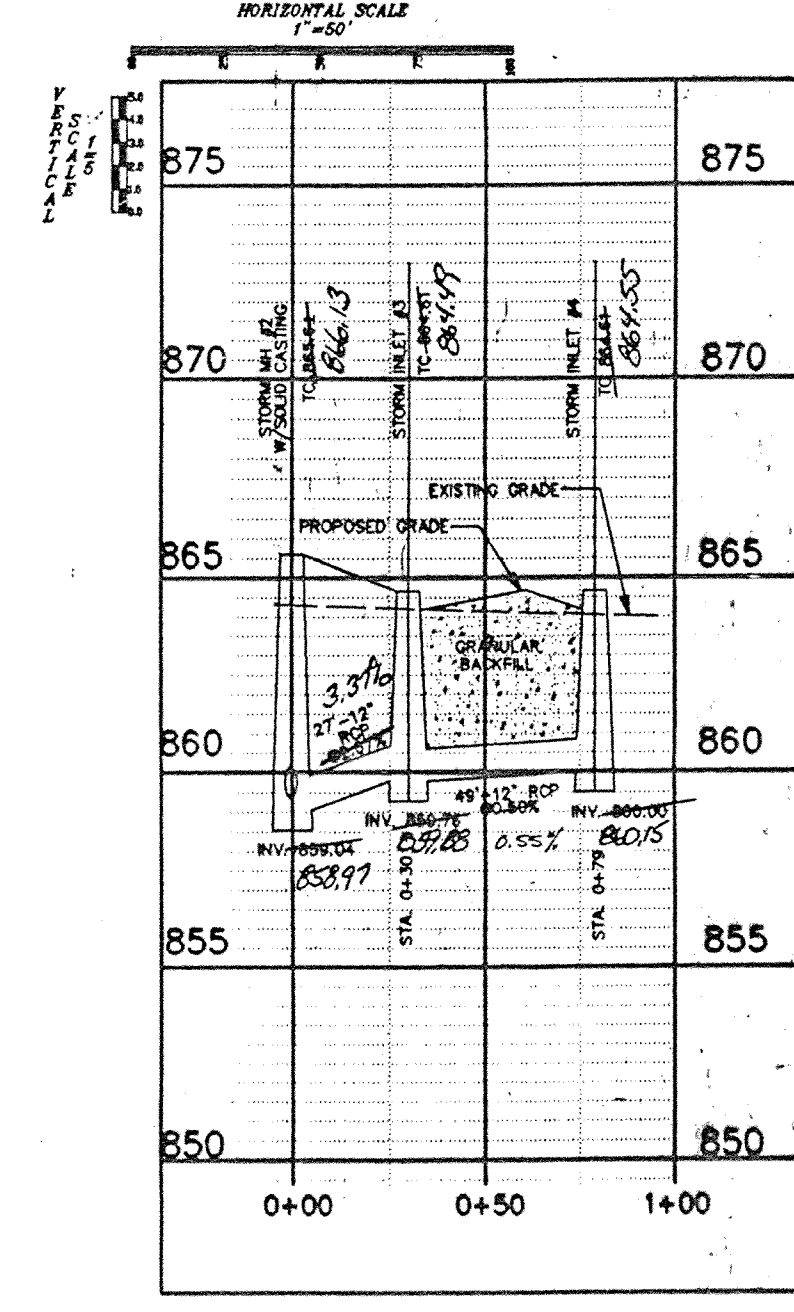
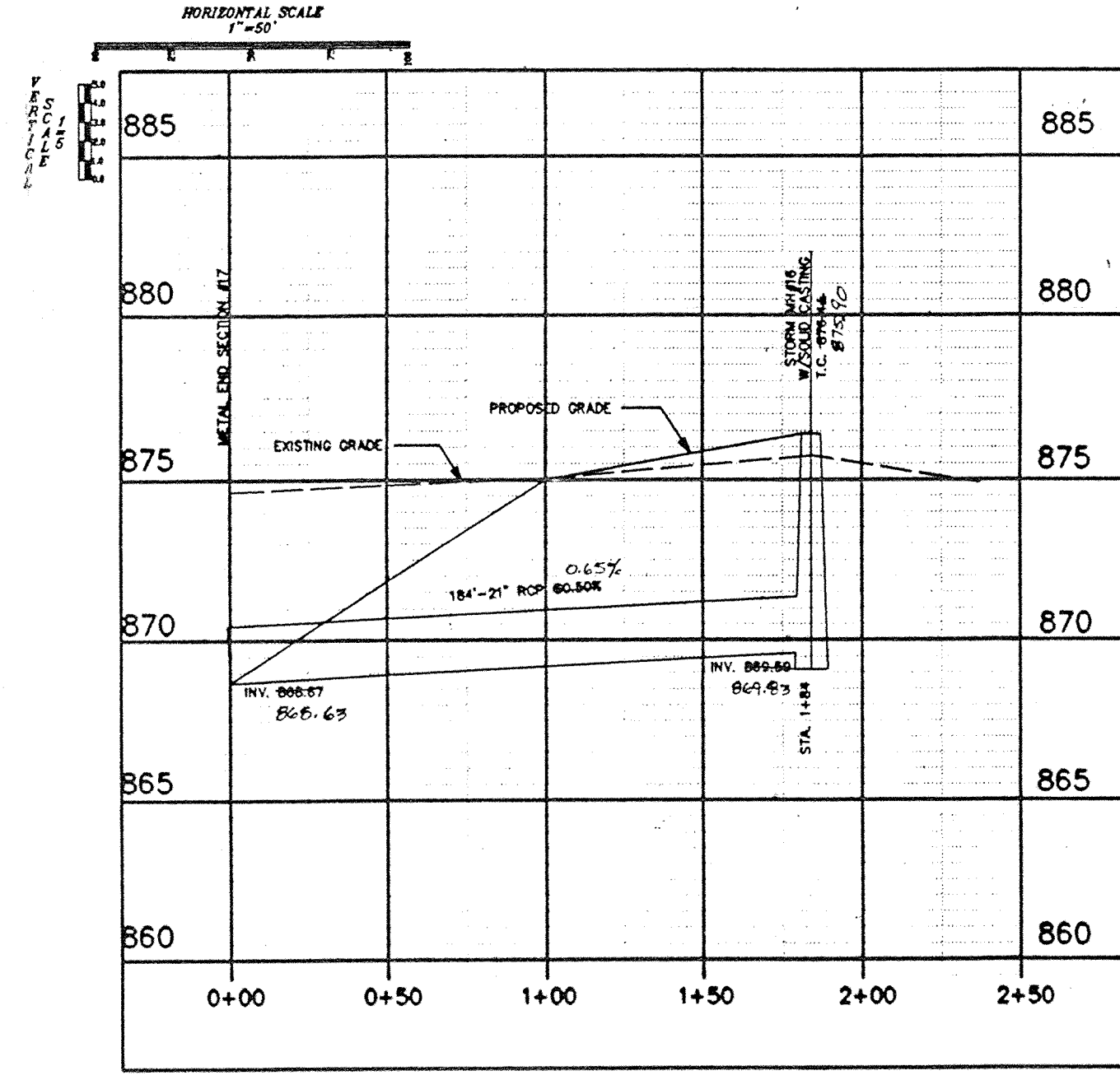
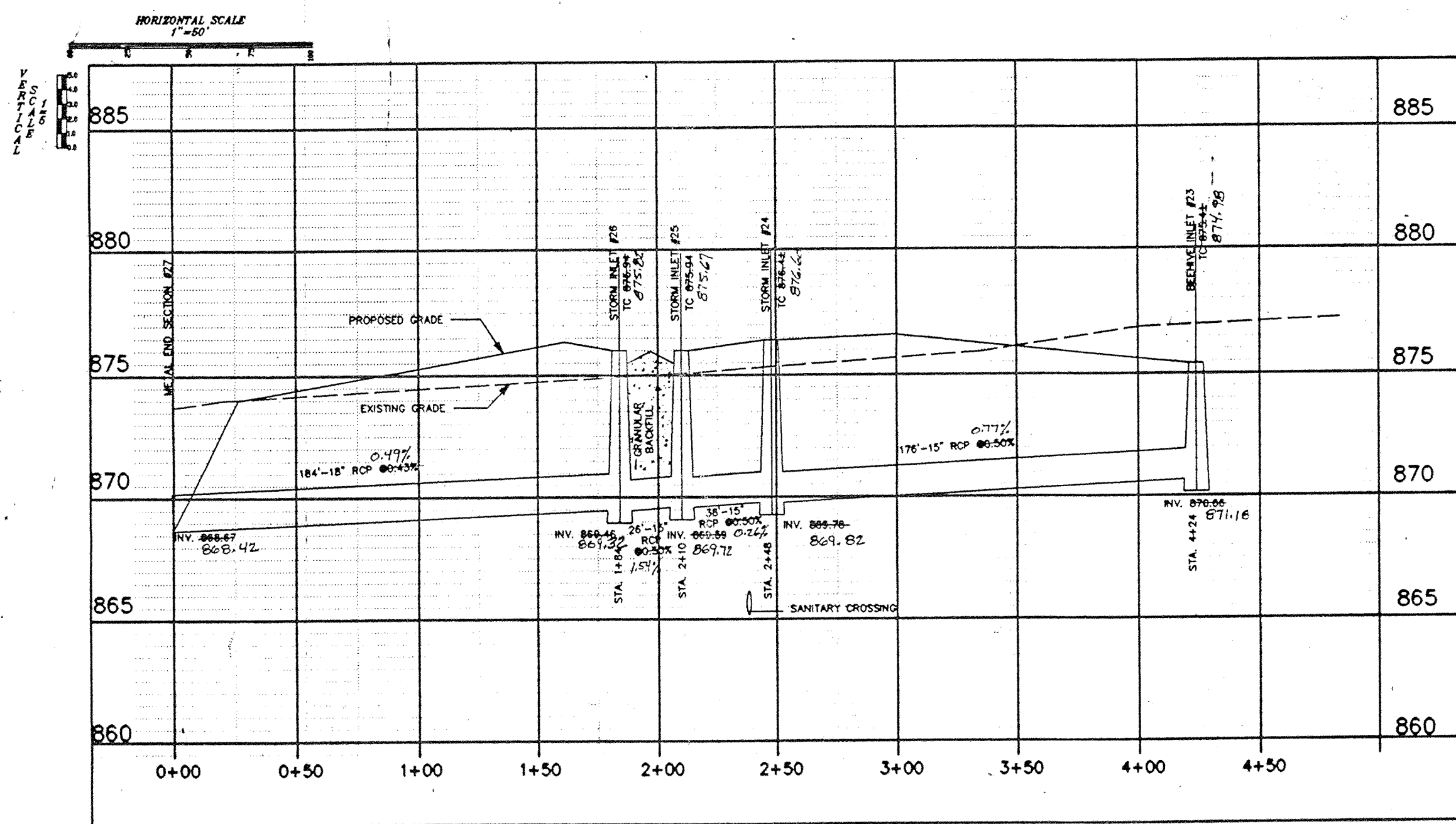
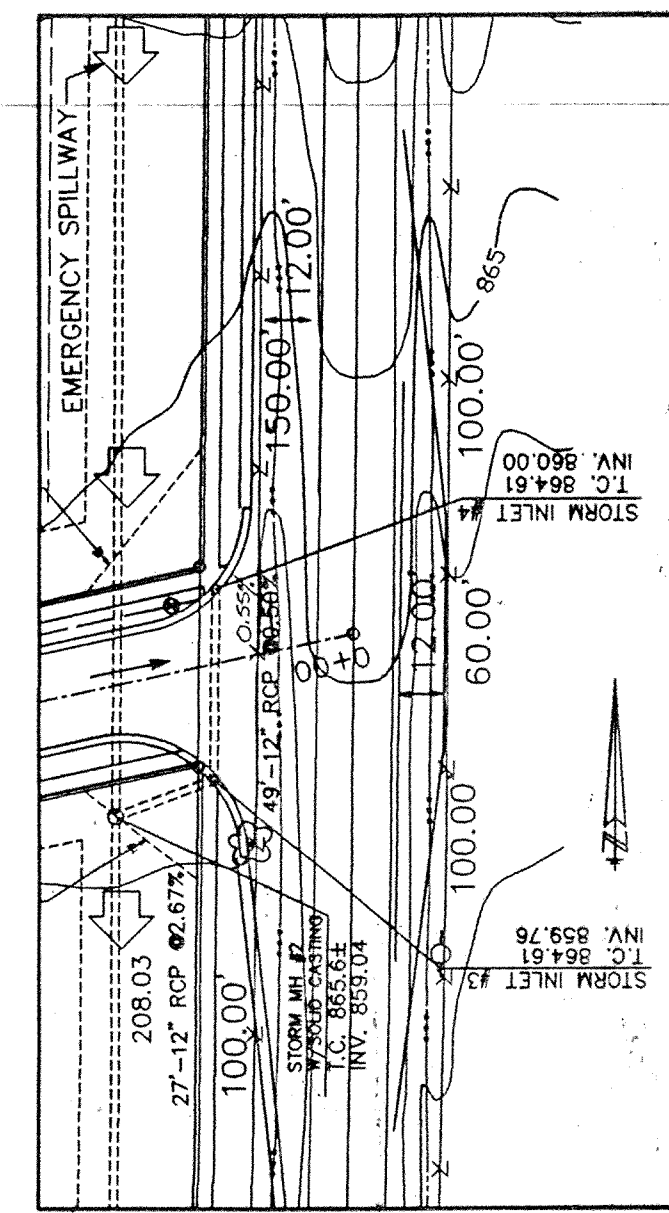
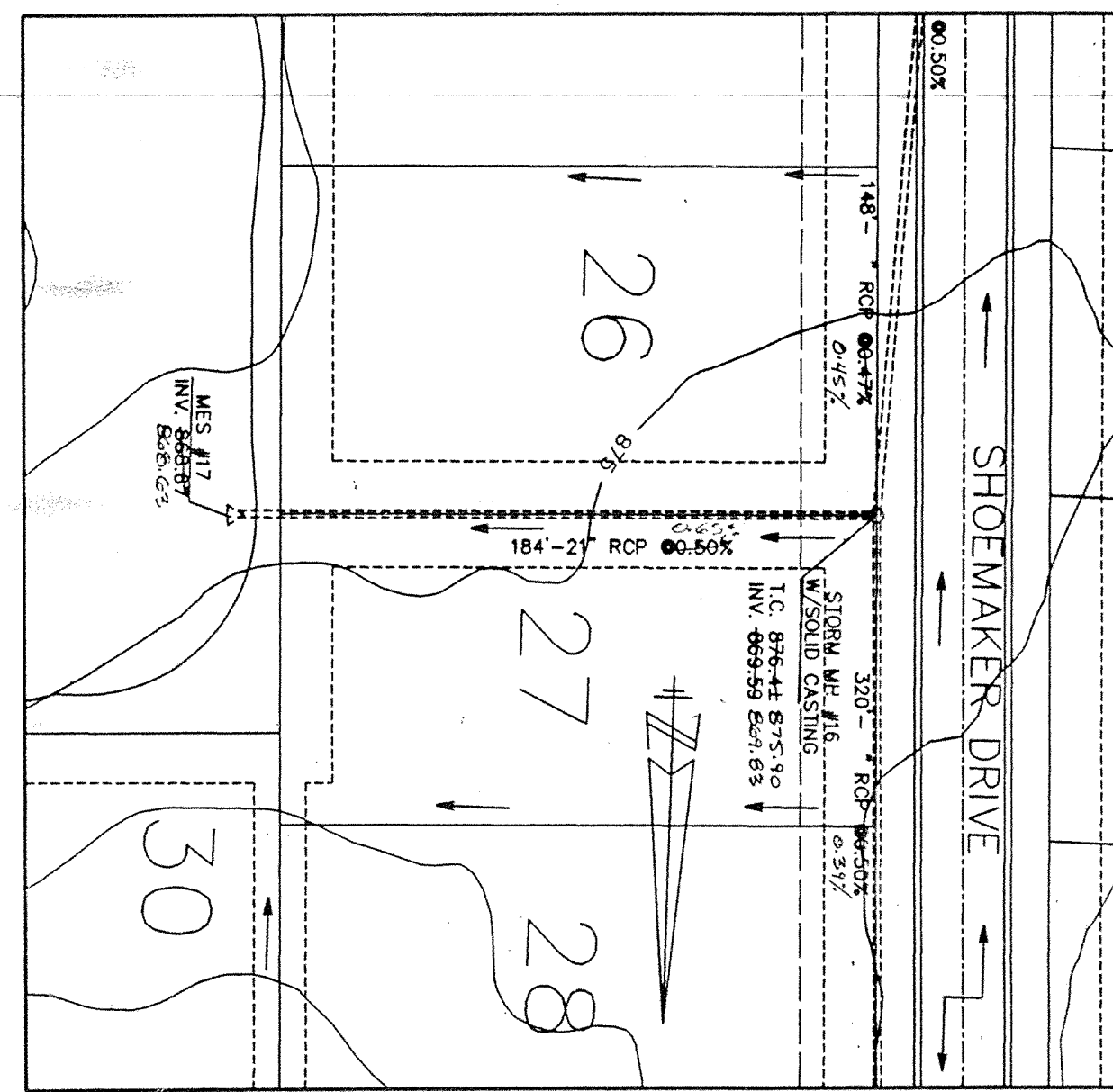
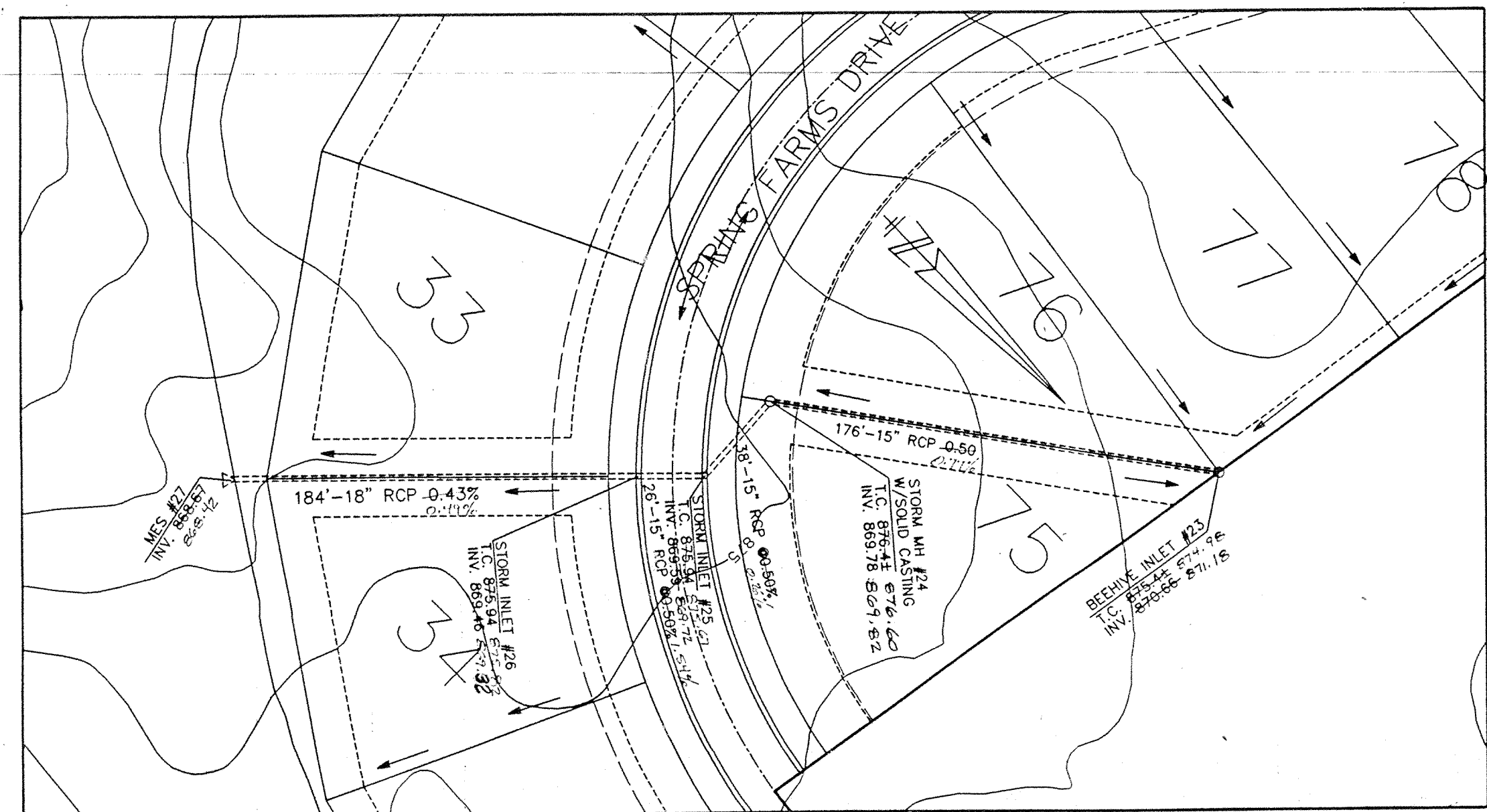
WEIHE ENGINEERS, INC.
 10606 NORTH COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46290
 (317) 846-0611

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

DATE: 02-14-93-94
 JOB NO.: 93-839
 DRAWN BY: S.A.S.
 CHECKED BY: S.A.S.
 REVISIONS: GENERAL REVISIONS, REVISIONS, REVISIONS

PREPARED FOR:
 Bay Development Corp.
 INDIANAPOLIS, INDIANA
 SPRING FARMS
 STORM PLAN AND PROFILES

SHEET NO. 12

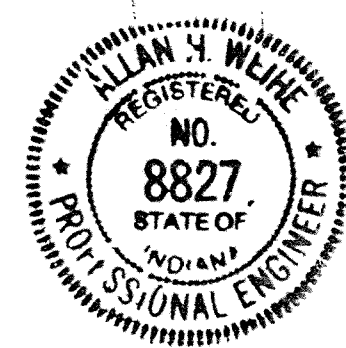


This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the city.

Entry Date: 5-12-04

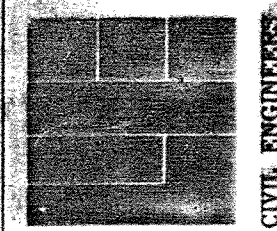
Entered by: JOH

RECORD DRAWING - STORM SEWER
 T.C.'S, INVERTS, PERCENTAGES
 OCTOBER 3, 1994
Allan H. Weihe
 ALLAN H. WEIHE, REG. P.E. INDIANA #8827



PREPARED FOR:
 Bay Development Corp.
 INDIANAPOLIS, INDIANA
 SPRING FARMS
 STORM PLAN AND PROFILES

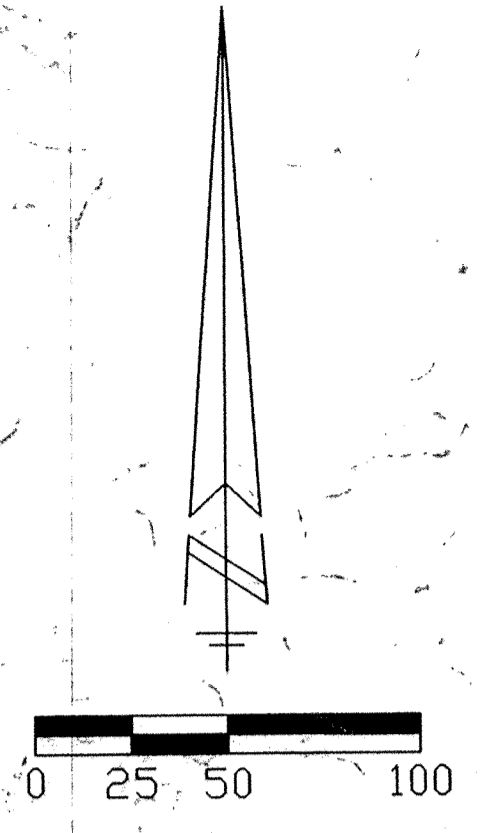
WEIHE ENGINEERS, INC.
 ALLAN H. WEIHE, P.E., L.S.
 PRESIDENT
 1000 NORTH COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46202
 (317) 546-6611



REVISIONS	DATE	BY	FOR NO.	DESCRIPTION
GENERAL REVISIONS	5-12-04	S.A.S.	021-030	ADD P&S
ADD P&S	4-15-04	S.A.S.	021-030	ADD P&S
REVISED GRADES/T.C.'S	5-12-04	S.A.S.	021-030	REVISED GRADES/T.C.'S

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Spring Farms



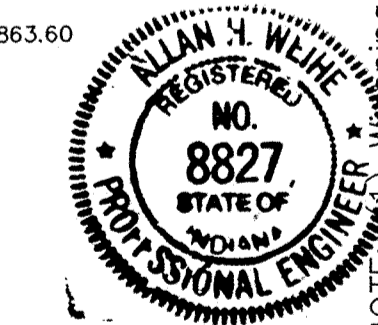
APPROXIMATE LOCATION OF 100 YEAR FLOOD BOUNDARY ZONE AS PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 18007 GRID C EFFECTIVE DATE: MAY 19, 1981
 ZONE A - Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
 100 YEAR FLOOD ELEV. PER F.I.R.M. (APPROXIMATE LOCATION THIS AREA= 862.0)

BLOCK A
 COMMON AREA GREENWAY & TREE PRESERVATION

985.03' N 89°59'58" W
 131ST STREET

NOTE:
 SEE EROSION CONTROL SHEET 14 FOR DETAIL OF CONSTRUCTION ENTRANCE

NOTE: Widening of Spring Mill Road to take place during construction of Section One; 131st and 136th streets to be widened during construction of Section Two.
 (2) Spring Mill Road widening during Section One to run from total of 131st Street to 136th Street. Spring Mill Road proposed section to be: 1" H.A.C. surface; 3" H.A.C. binder; 4" #53 stone & 5" #2 stone. 3' shoulder to be double chip & seal.
 (3) Williams Creek to be cleared of dead fall & debris



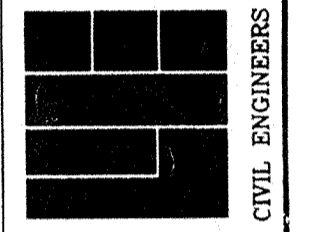
RECORD DRAWING - SANITARY & STORM SEWERS
 T.C.'S, INVERTS, PERCENTAGES
 OCTOBER 3, 1994
 Allan H. Weihe
 ALLAN H. WEIHE, REG. P.E. INDIANA #8827



THE FLOODWAY DELINEATION FOR WILLIAMS CREEK WAS ANALYZED BY SCHNEIDER ENGINEERS INC. DATED APRIL 1994.

Allan H. Weihe
 ALLAN H. WEIHE-REG P.E.-IN #8827

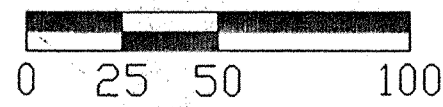
WEIHE ENGINEERS, INC.
 ALLAN H. WEIHE, P.E., L.S.
 PRESIDENT
 INDIANAPOLIS, INDIANA 46206
 3177 846-6611



DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
02-14-94	AW	ISSUED	02-14-94	AW	ISSUED
02-14-94	AW	REVISED	02-14-94	AW	REVISED
02-14-94	AW	REVISED	02-14-94	AW	REVISED
02-14-94	AW	REVISED	02-14-94	AW	REVISED
02-14-94	AW	REVISED	02-14-94	AW	REVISED
02-14-94	AW	REVISED	02-14-94	AW	REVISED

PREPARED FOR:
 Bay Development Corp.
 INDIANAPOLIS, INDIANA
 DEVELOPMENT PLAN

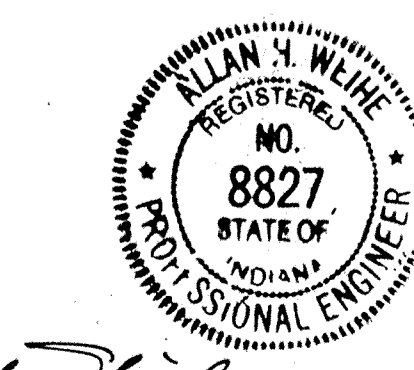
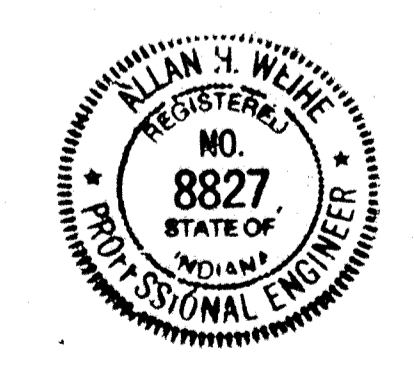
SHEET NO. 2



NOTE: DANGER! USE EXCESSIVE CAUTION! Panhandle Eastern Pipe Line Company high pressure natural gas pipelines. Panhandle must be notified (either directly at 317-873-2410 or through the One-Call Center at 1-800-382-5544) 48 hours in advance of any activity within its easement and have a representative present during any excavation over or adjacent to its pipelines.



RECORD DRAWING - SANITARY & STORM SEWERS
 T.C.'s, INVERTS, PERCENTAGES
 OCTOBER 3, 1994
 Allan H. Weihe
 ALLAN H. WEIHE, REG. P.E. INDIANA #8827



Allan H. Weihe
 ALLAN H. WEIHE-REG P.E.-IN #8827

Spring Farms

SPRINGMILL ROAD

NOTE: Widening of Spring Mill Road to take place during construction of Section One; 131st and 136th streets to be widened during construction of Section Two.

WEIHE ENGINEERS, INC.
 ALLAN H. WEIHE, P.E., L.S.
 10606 NORTH COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46280
 (317) 846-8611

DATE	BY	JOB NO.
3-1-94	S.A.L.	83-839
4-14-94	S.A.L.	DRAWN BY
5-18-94	S.A.S.	CHECKED BY
1-4-99	J.E.	DATE

REVISIONS: 11-23-94 R.D. SHOOKER
 DRAWN TO NORTH-VERTICAL
 REVISIONS TO END OF SPRING
 LOWER ELEVATIONS
 S.A.L. Added to Legend New

PREPARED FOR:
 Bay Development Corp.
 INDIANAPOLIS, INDIANA
 SPRING FARMS
 DEVELOPMENT PLAN

SHEET NO. 3

LAND PLANNERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 DATE 02-14-94
 PAGE