

Drain: SPRING FARMS DRAIN **Drain #:** 291
Improvement/Arm: SPRING FARMS - SECTION 2
Operator: JOH **Date:** 5-12-04
Drain Classification: Urban/Rural **Year Installed:** 1996

GIS Drain Input Checklist

- Pull Source Documents for Scanning JOH
- Digitize & Attribute Tile Drains N/A
- Digitize & Attribute Storm Drains JOH
- Digitize & Attribute SSD JOH
- Digitize & Attribute Open Ditch N/A
- 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

**Gasb 34 Footages for Historical Cost
Drain Length Log**

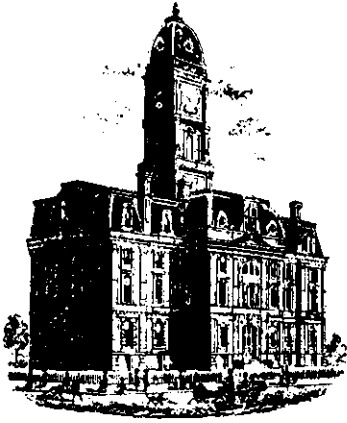
Drain-Improvement: SPRING FARMS DRAIN - SPRING FARMS - SECTION 2

Drain Type:	Size:	Length <i>SURVEYORS REPORT</i>	Length (DB Query)	Length Reconcile	TABLE 15B	
					Price:	Cost:
SSO	6"	4900'	4900'	Ø		
RCP	12"	154'	154'	Ø		
	15"	368'	368'	Ø		
	18"	471'	481'	+10'		
	21"	40'	40'	Ø		
	24"	91'	90'	Ø		
	27"	498'	498'	Ø		
	30"	150'	150'	Ø		

Sum: 6672 6682 +10'

Final Report: _____

Comments:
SR AND MS DISAGREE ON 18" RCP



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

September 5, 1997

TO: HAMILTON COUNTY DRAINAGE BOARD

RE: Spring Farms Drain-Section 2 Arm

Attached is a petition, plans, non-enforcement request, calculations, quantity summary and assessment roll for the Section 2 Arm Spring Farms Drain. 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	4,338 feet	21"	RCP	40 feet
12"	RCP	154 feet	24"	RCP	91 feet
15"	RCP	368 feet	27"	RCP	498 feet
18"	RCP	466 feet	30"	RCP	150 feet

The total length of the drain will be 6,105 feet.

The retention pond (lake) located in Block B, at the rear of Lots 36-41, 44 and 45 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. Only the main SSD lines which

Page #2

are within R/W are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. Existing SSD is located at the rear of Lots 62 to 66, and Lot 69.

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 no damages will result to landowners 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 \$ *1228.14*

Parcels assessed for this drain may also 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 Spring Farms, Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for October 27, 1997.

Kenton C. Ward
Hamilton County Surveyor
KCW/no



September 10, 1996

Irrevocable Credit No. A-545

TO: Hamilton County Board of Commissioners
One Hamilton County Square
Room 157
Noblesville, IN 46240

We hereby establish our Irrevocable Standby Letter of Credit No. A-545 in your favor, at the request and for the account of Bay Communities Limited Partnership and Bay Development Corporation, 7858 Bay Shore Drive, Indianapolis, IN, 46240, for any sum or sums not exceeding Eighteen Thousand and 00/100 Dollars (\$18,000.00), available upon presentation by the Hamilton County Board of Commissioners, enumerating any and all improvements and costs thereof not completed as required in Spring Farms Subdivision, Section II, Committee Docket No. 41-96 SP, for the performance of the installation of ~~erosion control~~ as required by and to be accepted by the Hamilton County Board of Commissioners.

The drafts drawn under this Letter of Credit, which are to accompany the related letters, must state "Drawn under Letter of Credit No. A-545 of Citizens Bank of Central Indiana dated September 10, 1996". 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 Communities Limited Partnership and Bay Development Corporation, non-compliance with the requirements set forth by the Hamilton County Board of Commissioners.

This Letter of Credit is effective as of September 10, 1996 and shall expire on March 10, 1998, (date at least one year later), but such expiration date shall be automatically extended for a period of eighteen months on March 10, 1998, and on each successive expiration date, unless a release is received from the Hamilton County Board of Commissioners, or we notify the Hamilton County Board of Commissioners 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 Board of Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Board of Commissioners, as shown on the signed return receipt.

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 Communities Limited Partnership and Bay Development Corporation and our bank and/or agency.

FILED

SEP 11 1996

OFFICE OF HAMILTON COUNTY SURVEYOR

Irrevocable Credit No. A-545
September 10, 1996

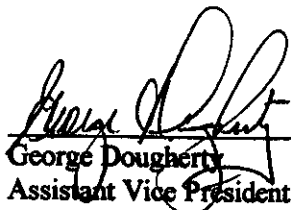
Whenever this letter of credit is drawn on under and in compliance with the terms of this letter of credit, we shall pay the amount of the draft directly to the Hamilton County Board of Commissioners or in accordance with its instructions.

Yours very truly,

CITIZENS BANK OF CENTRAL INDIANA

Attest:


John Dimars
Vice President


George Dougherty
Assistant Vice President



September 10, 1996

Irrevocable Credit No. A-544

TO: Hamilton County Board of Commissioners
One Hamilton County Square
Room 157
Noblesville, IN 46240

We hereby establish our Irrevocable Standby Letter of Credit No. A-544 in your favor, at the request and for the account of Bay Communities Limited Partnership and Bay Development Corporation, 7858 Bay Shore Drive, Indianapolis, IN, 46240, for any sum or sums not exceeding One Hundred Nineteen Thousand Five Hundred and 00/100 Dollars (\$119,500.00), available upon presentation by the Hamilton County Board of Commissioners, enumerating any and all improvements and costs thereof not completed as required in Spring Farms Subdivision, Section II, Committee Docket No. 41-96 SP, for the performance of the construction and installation of ~~storm sewers and sub-surface drains~~ as required by and to be accepted by the Hamilton County Board of Commissioners.

The drafts drawn under this Letter of Credit, which are to accompany the related letters, must state "Drawn under Letter of Credit No. A-544 of Citizens Bank of Central Indiana dated September 10, 1996". 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 Communities Limited Partnership and Bay Development Corporation, non-compliance with the requirements set forth by the Hamilton County Board of Commissioners.

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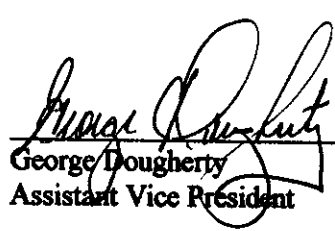
Yours very truly,

CITIZENS BANK OF CENTRAL INDIANA

Attest:



John Dimars
Vice President



George Dougherty
Assistant Vice President

CERTIFICATE OF COMPLETION AND COMPLIANCE

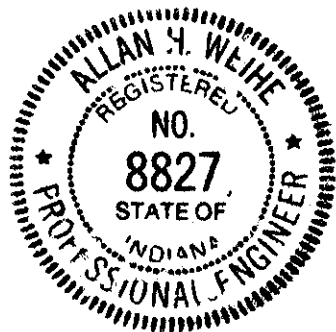
TO: HAMILTON COUNTY SURVEYOR

RE: SPRING FARMS SECTION TWO

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: *July 7, 1997*
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

May 12, 1998

Re: Spring Farms Drain: Sec. 2 Arm

Attached are as-builts, certificate of completion & compliance, and other information for Spring Farms Sec. 2. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain which will alter the plans submitted with my report for this drain dated September 5, 1997. The changes are as follows:

Structure: T.C.: I.E.: Pipe: Length: Original Plans: Difference:

49	878.18	874.12				
46	877.92	873.9	12	40		
48	876.98	874.24				
47	878	874.11	18	25	20	5
47	878	874.11				
46	877.92	873.9	21	40		
46	877.92	873.9				
45	881.08	873.38	24	91		
50		874.1				
45	881.08	873.38	15	260		
45	881.08	873.38				
44	878.05	872.84	27	138		
44	878.05	872.84				
41	878.76	872.56	27	70		
41	878.76	872.56				
40	877.23	871.85	27	170		
40	877.23	871.85				
39	877.47	871.37	27	26		
39	877.47	871.37				
35	877.76	870.54	27	94		
35	877.76	870.54				
34	868.74	868.94	30	120		

34	868.74	868.94			
33	868.67	868.67	30	30	
31	875.58	870.13			
30	875.91	869.71	12	42	
29	876.62	869.46			
28		868.68	18	140	
38	875.08	872.15			
37	875.61	871.45	18	140	
37	875.61	871.45			
36	876.43	871.3	18	30	
36	871.3	876.43			
35	877.76	870.54	18	136	
43	876.47	873.5			
42	876.66	872.72	12	30	
42	876.66	872.72			
41	878.76	872.56	15	76	
32	875.26	870.13			
30	875.91	869.71	12	42	
30	875.91	869.71			
29	876.64	869.46	15	32	

The 6" SSD total is now 4900 feet.

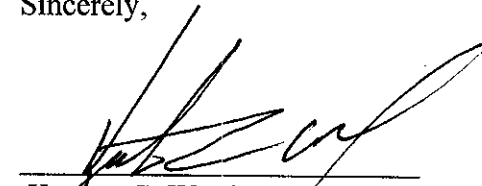
The length of the drain due to the changes described above is now **6672 feet**.

The non-enforcement was approved by the Board at its meeting on October 27, 1997 as noted in Drain Book 4 page 463. The document has not at this time been found in the Recorder's Office records.

The bond or letter of credit from Citizens Bank, number A544 for storm sewers and subsurface drains, A545 for erosion control; dated September 10, 1996; in the amount of \$119,000.00 and \$18,000.00; was released May 11, 1998.

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

Sincerely,

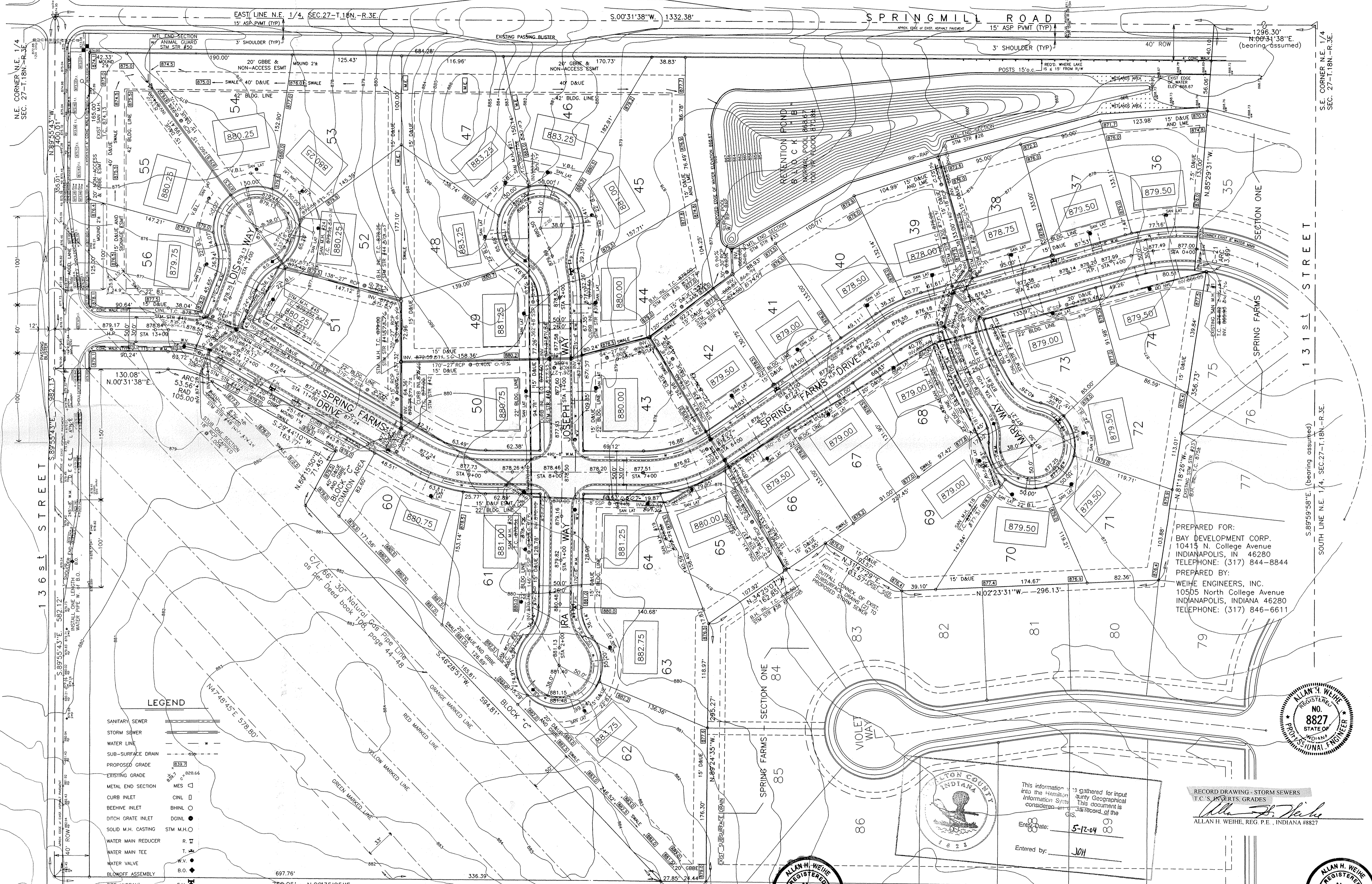


Kenton C. Ward,
Hamilton County Surveyor

KCW/slm

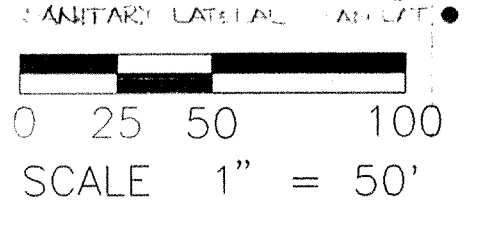
NOTE: PAVEMENT TO BE WIDENED TO 15' FROM SECTION LINE AND ADDITIONAL 3' CHIP AND SEAL SHOULDER RECD. SEE SHT. 2A FOR STREET WIDENING.

NOTE: THE ENGINEER AND / OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS & METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.



LEGEND

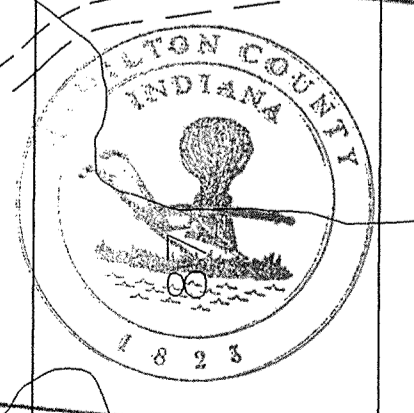
SANITARY SEWER	
STORM SEWER	
WATER LINE	
SUB-SURFACE DRAIN	
PROPOSED GRADE	
EXISTING GRADE	
METAL END SECTION	
CURB INLET	
BEEHIVE INLET	
DITCH GRATE INLET	
SOLID M.H. CASTING	
WATER MAIN REDUCER	
WATER MAIN TEE	
WATER VALVE	
BLOWOFF ASSEMBLY	



NOTE: Sanitary sewer lateral locations shown as marked in field by contractor. Lateral location for lots 64 & 65 provided by Tranco, Inc., 4990 Massachusetts Avenue, Indpls., IN. 46218.

PREPARED FOR:
 BAY DEVELOPMENT CORP.
 10415 N. College Avenue
 INDIANAPOLIS, IN 46280
 TELEPHONE: (317) 844-8844

PREPARED BY:
 WEIHE ENGINEERS, INC.
 10505 North College Avenue
 INDIANAPOLIS, INDIANA 46280
 TELEPHONE: (317) 846-6611



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

Entered by: JOH



RECORD DRAWING - Sanitary Sewers
 T.C.'s, Inverts, Grades

ALLAN H. WEIHE, Reg. P.E., INDIANA #8827

ALLAN H. WEIHE, Reg. P.E., INDIANA #8827

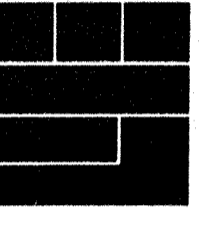


BAY DEVELOPMENT

DEVELOPMENT PLAN - SPRING FARMS - SECTION TWO
 Part of the N.E. 1/4 of Sec. 27-T18N-R3E; Clay Twp., Hamilton County, Indiana.

SHEET NO. 2

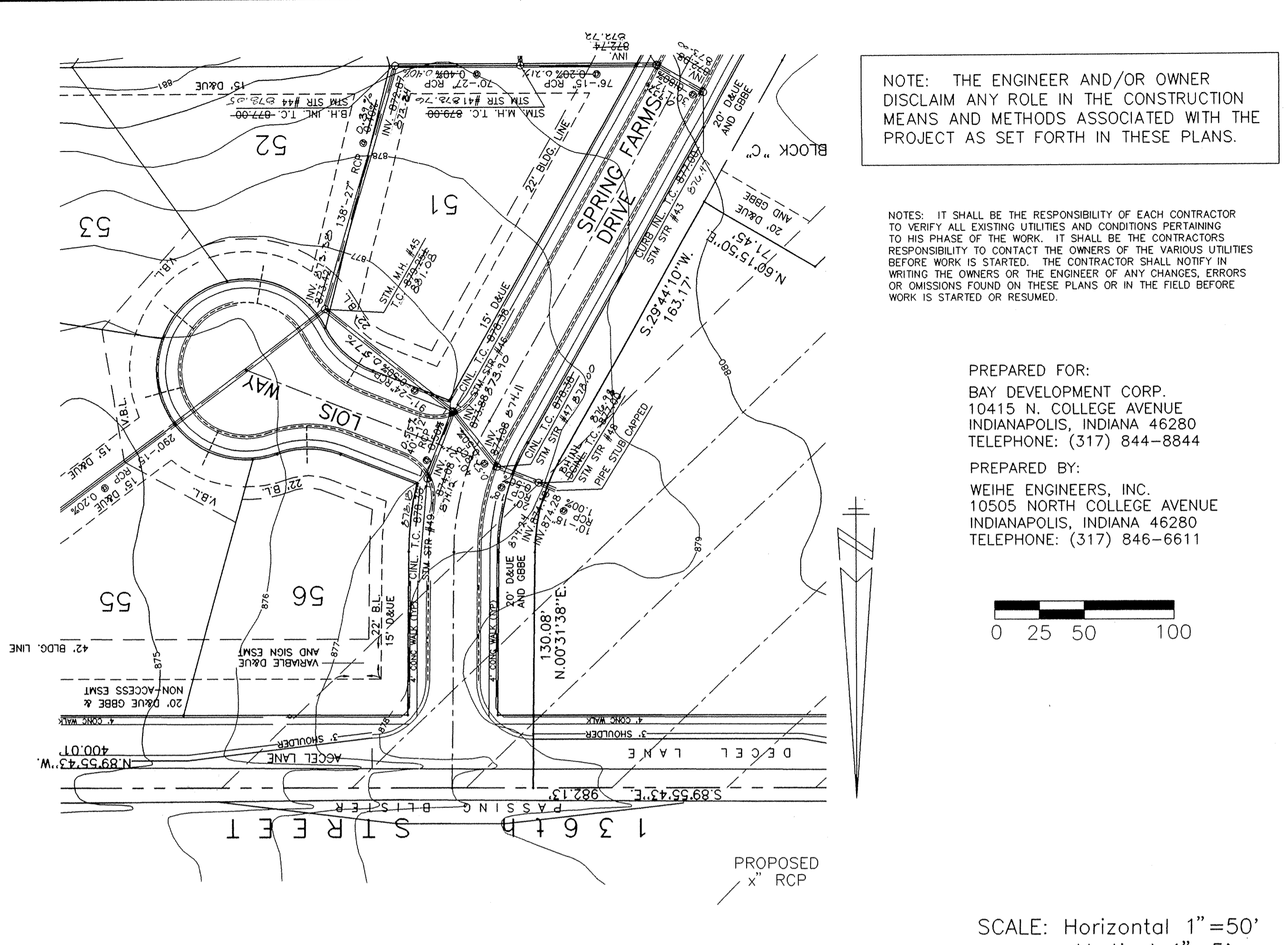
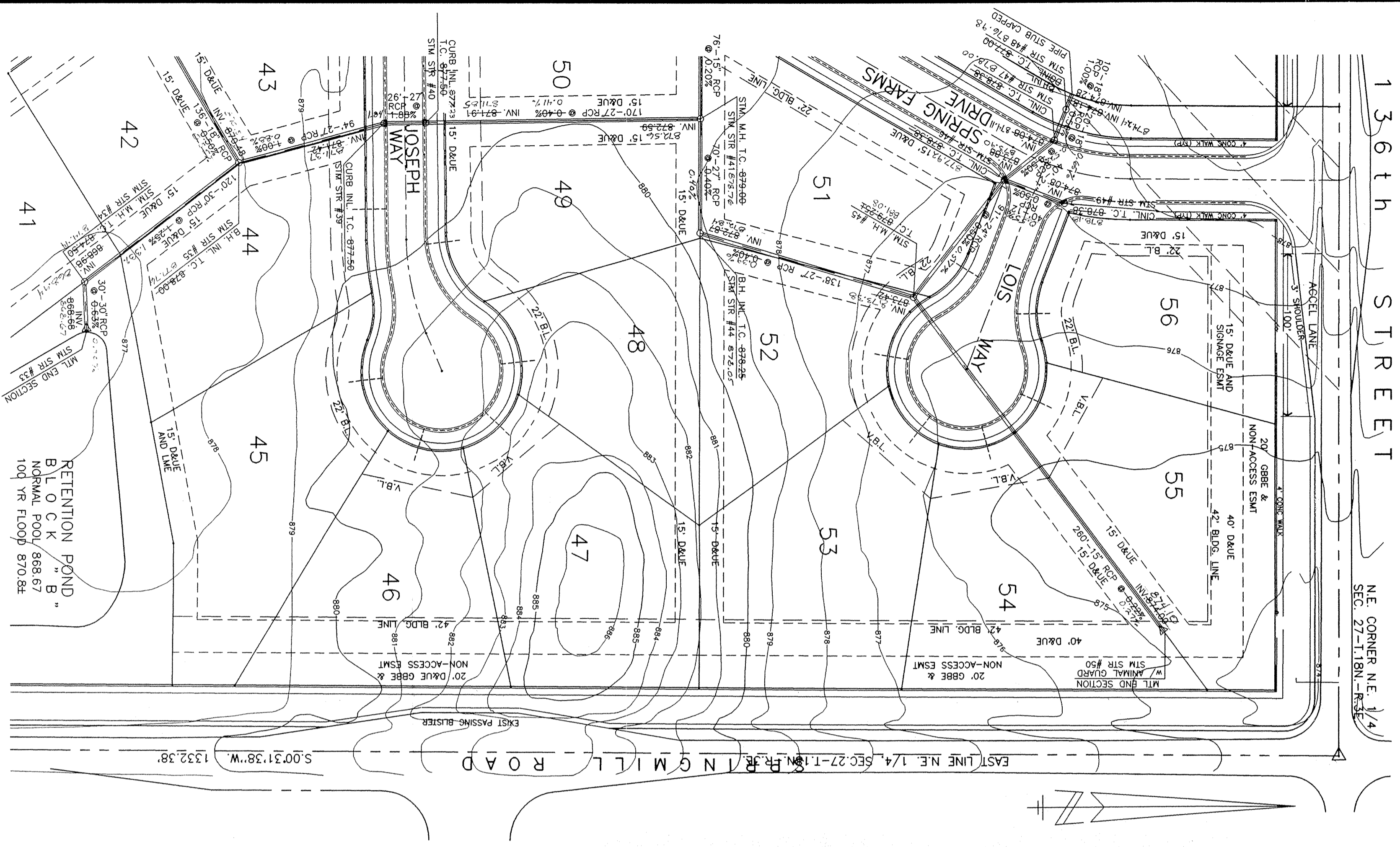
WEIHE ENGINEERS, INC.
 10505 NORTH COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46280
 (317) 846-6611



LAND PLANNERS
 CIVIL ENGINEERS
 LAND SURVEYORS

REVISION	DATE	BY	NO.
PRELIM BID SET	6/20/96	MCX	93-0839
GENERAL REVISION	8/06/96	MCX	
WATER MAIN REVISIONS	8/23/96	MCX	
SPRINGMILL RD. E/W. STM. REVISIONS	9/27/96	MCX	
T.C. & GRD. LOS. JOSEPH WAY	10/21/96	MCX	
REMOVE STM. STR. 45'-5"	10/21/96	MCX	

Job No.: 93-0839
 Drawn by: MCX
 Checked by: SAN

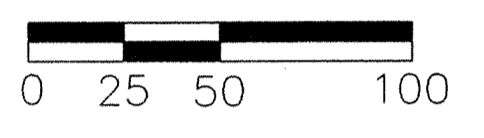


NOTE: THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

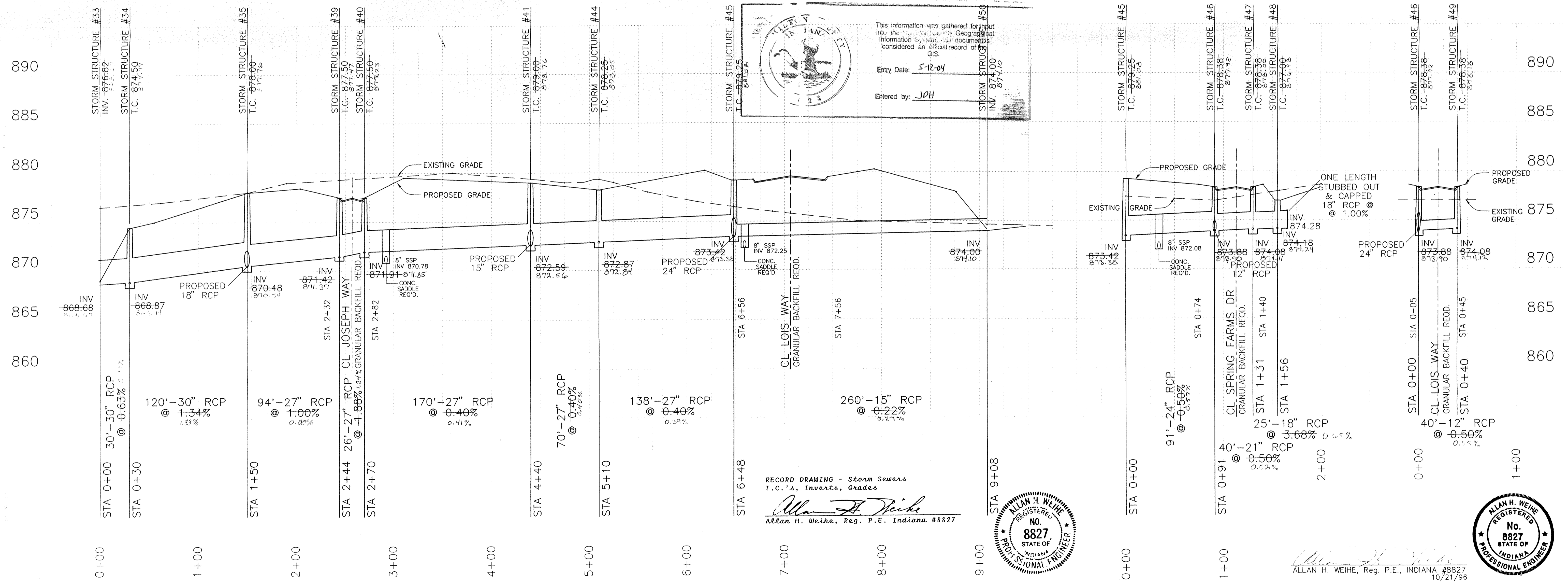
NOTES: IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF THE WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNERS OR THE ENGINEER OF ANY CHANGES, ERRORS OR OMISSIONS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.

PREPARED FOR:
BAY DEVELOPMENT CORP.
10415 N. COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 844-8844

PREPARED BY:
WEIHE ENGINEERS, INC.
10505 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611



SCALE: Horizontal 1"=50'
Vertical 1"=5'



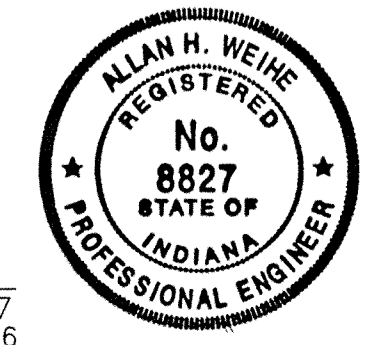
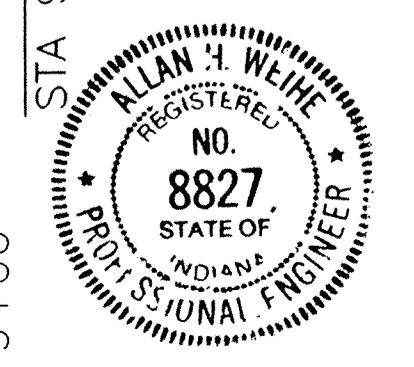
This information was gathered for input into the Indiana County Geographical Information System and this document is considered an official record of the GIS.

Entry Date: 10-21-96

Entered by: JPH

RECORD DRAWING - Storm Sewers
T.C.'s, Inverts, Grades

Allan H. Weihe
Allan H. Weihe, Reg. P.E. Indiana #8827



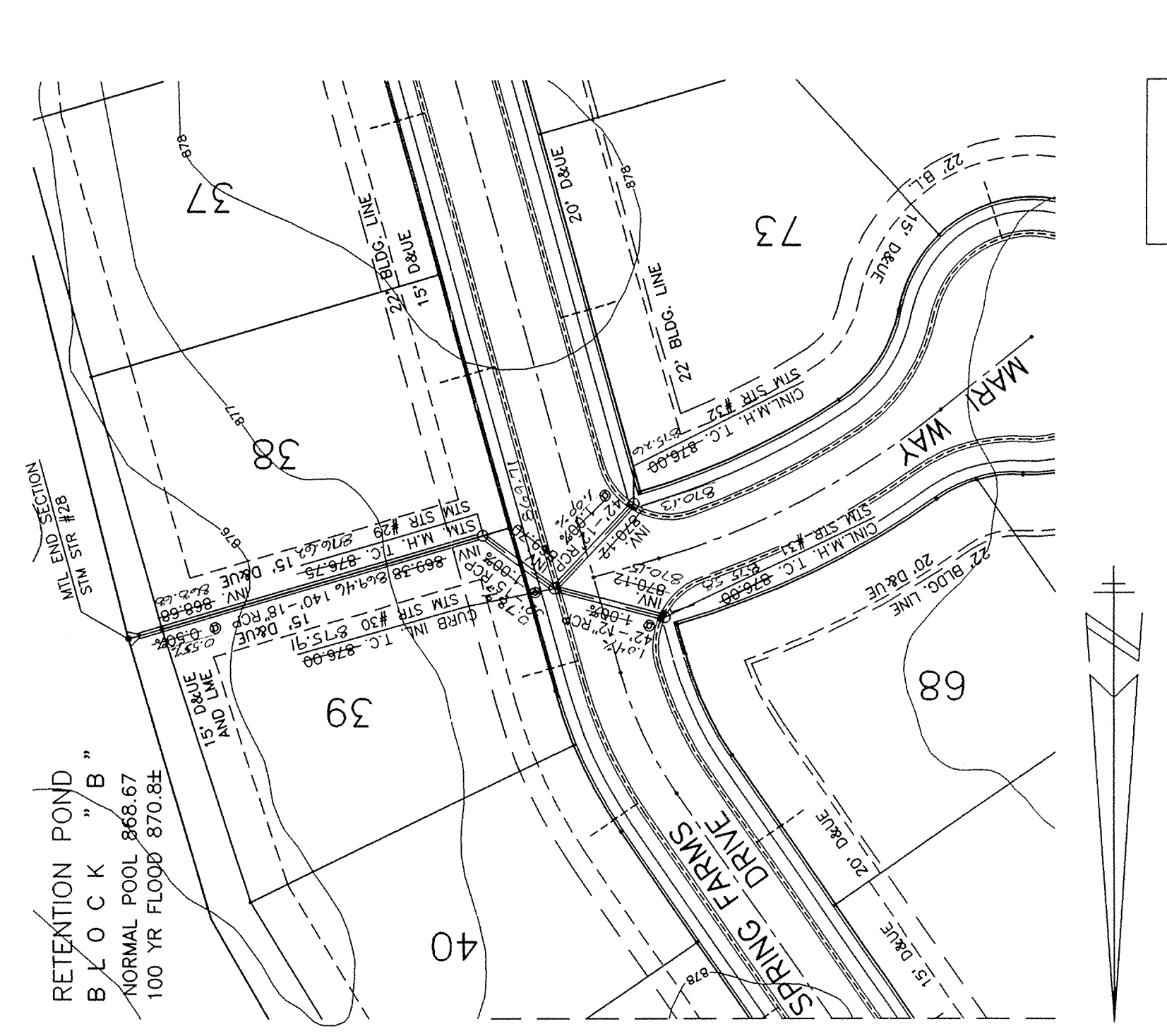
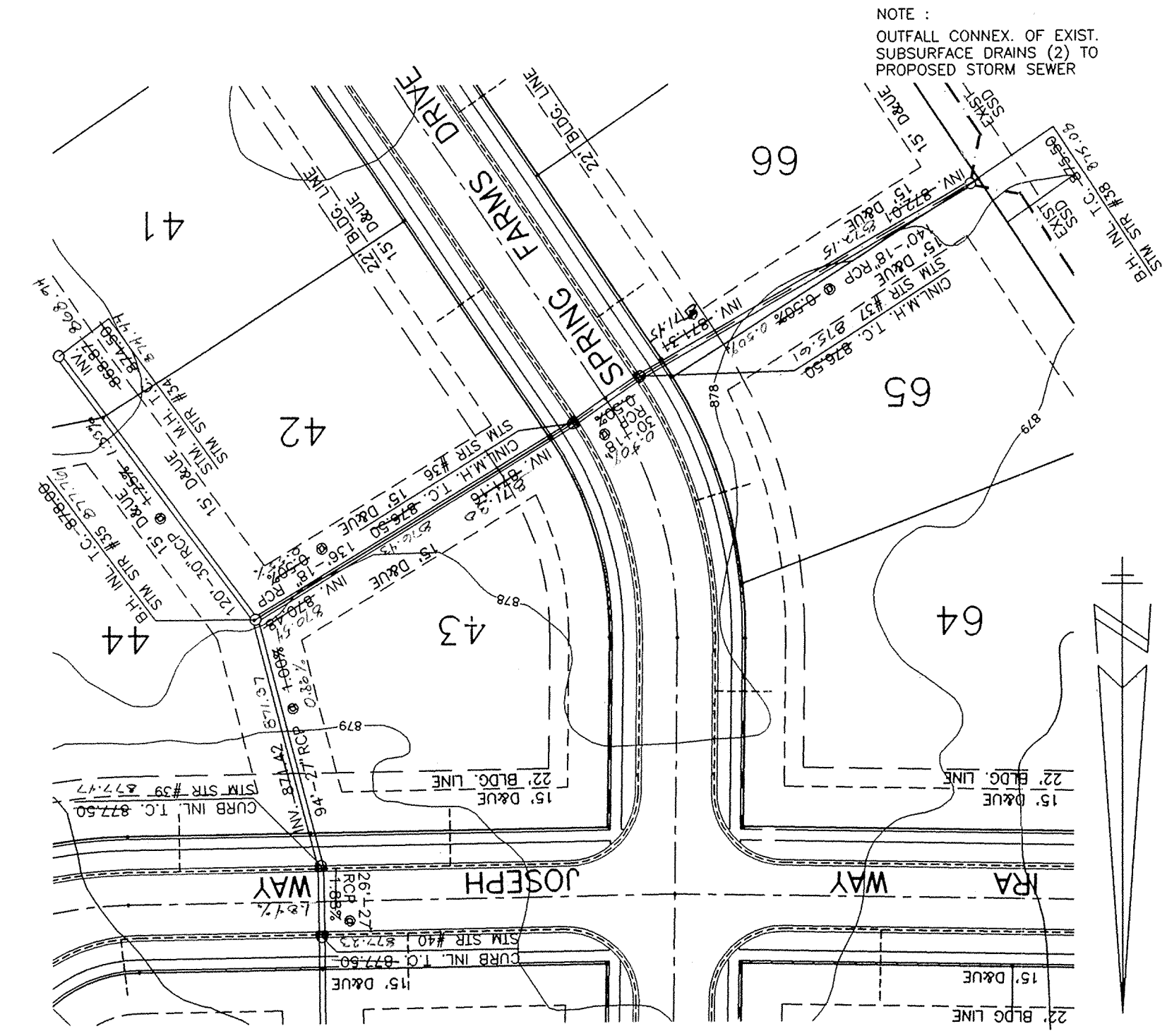
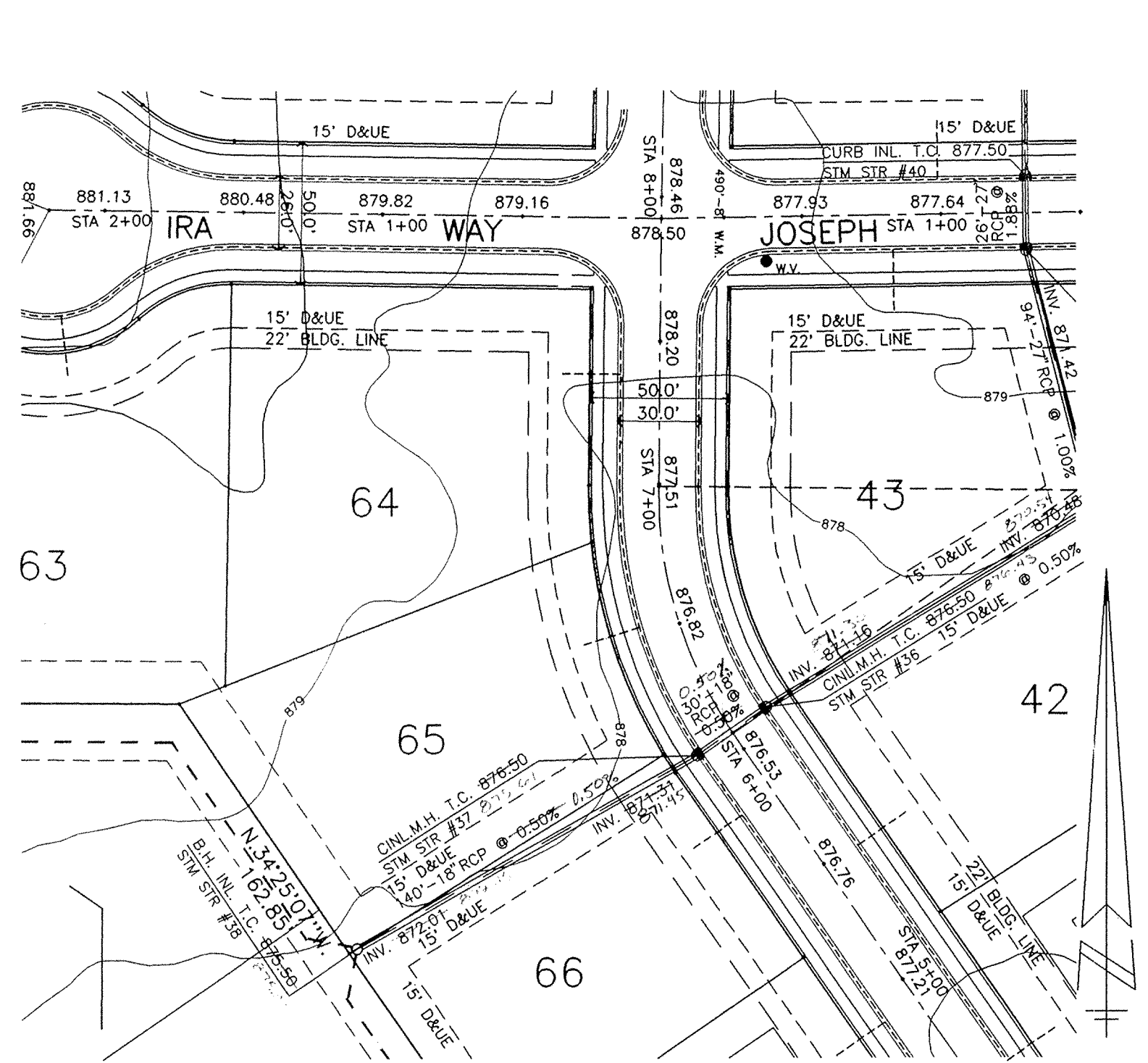
WEIHE ENGINEERS, INC.
10505 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
(317) 846-6611

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

Job No. 93-0859
Date 08-20-96
By: JPH
Checked By: SAN

Project: BAY DEVELOPMENT
Sheet: 19

STORM PLAN & PROFILE - SPRING FARMS - SECTION TWO
Part of the N.E./4 of Sec. 27-118N-R3E, Clay Twp., Hamilton County, Indiana.



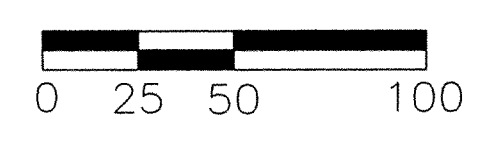
NOTE:
OUTFALL CONNEX. OF EXIST.
SUBSURFACE DRAINS (C) TO
PROPOSED STORM SEWER

NOTE: THE ENGINEER AND/OR OWNER
DISCLAIM ANY ROLE IN THE CONSTRUCTION
MEANS AND METHODS ASSOCIATED WITH THE
PROJECT AS SET FORTH IN THESE PLANS.

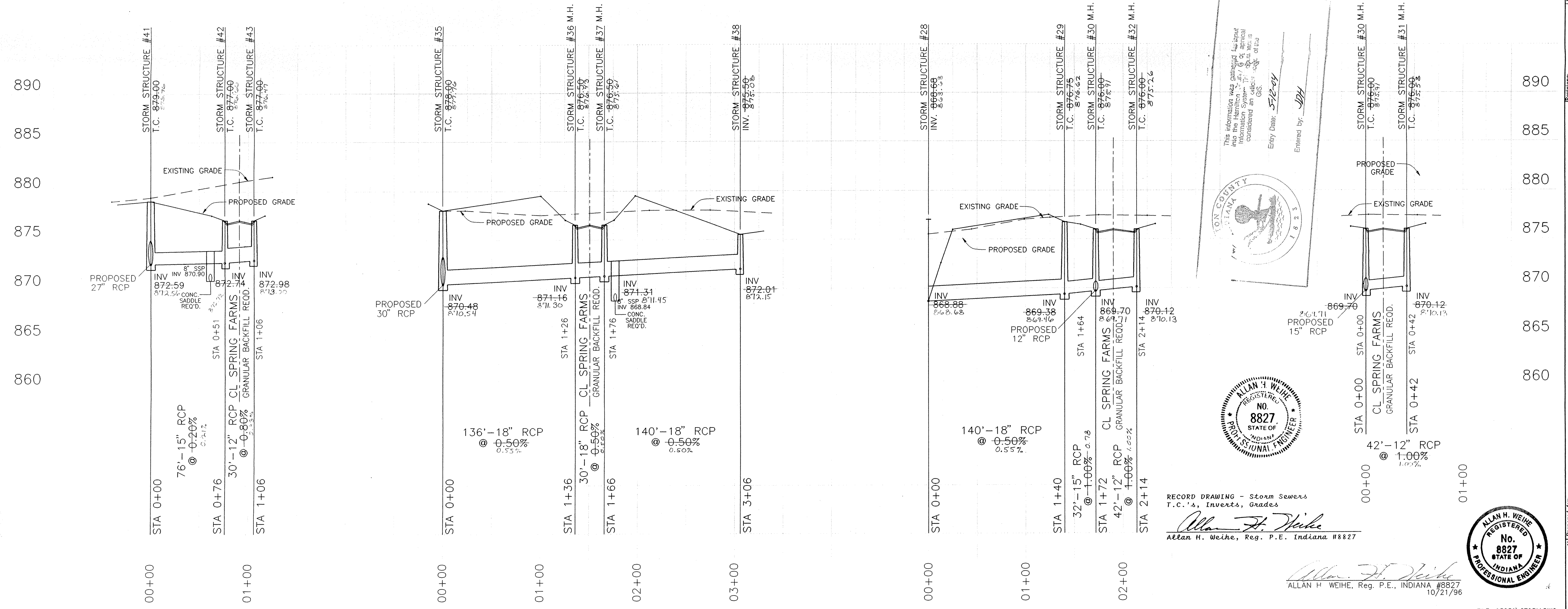
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WORK IS STARTED OR RESUMED.

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10415 N. COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 844-8844

PREPARED BY:
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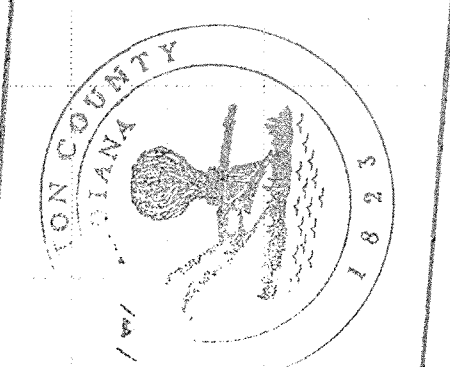


SCALE: Horizontal 1"=50'
Vertical 1"=5'



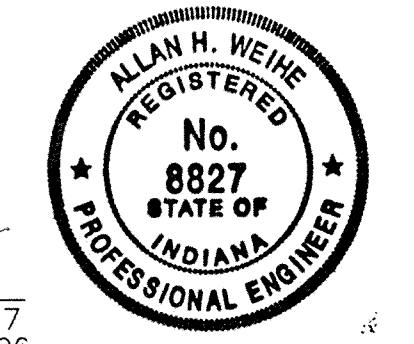
This information was abstracted from the Hamilton County GIS and is provided for informational purposes only. It is not to be used for any other purpose without the consent of the Hamilton County GIS.

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



RECORD DRAWING - Storm Sewers
T.C.'s, Inverts, Grades

Allan H. Weihe
Allan H. Weihe, Reg. P.E. Indiana #8827



BAY DEVELOPMENT
STORM PLAN & PROFILE - SPRING FARMS, SECTION TWO
Part of the N.E./4 of Sec. 27-T18N-R3E, Clay Twp., Hamilton County, Indiana.

SHEET NO. 10

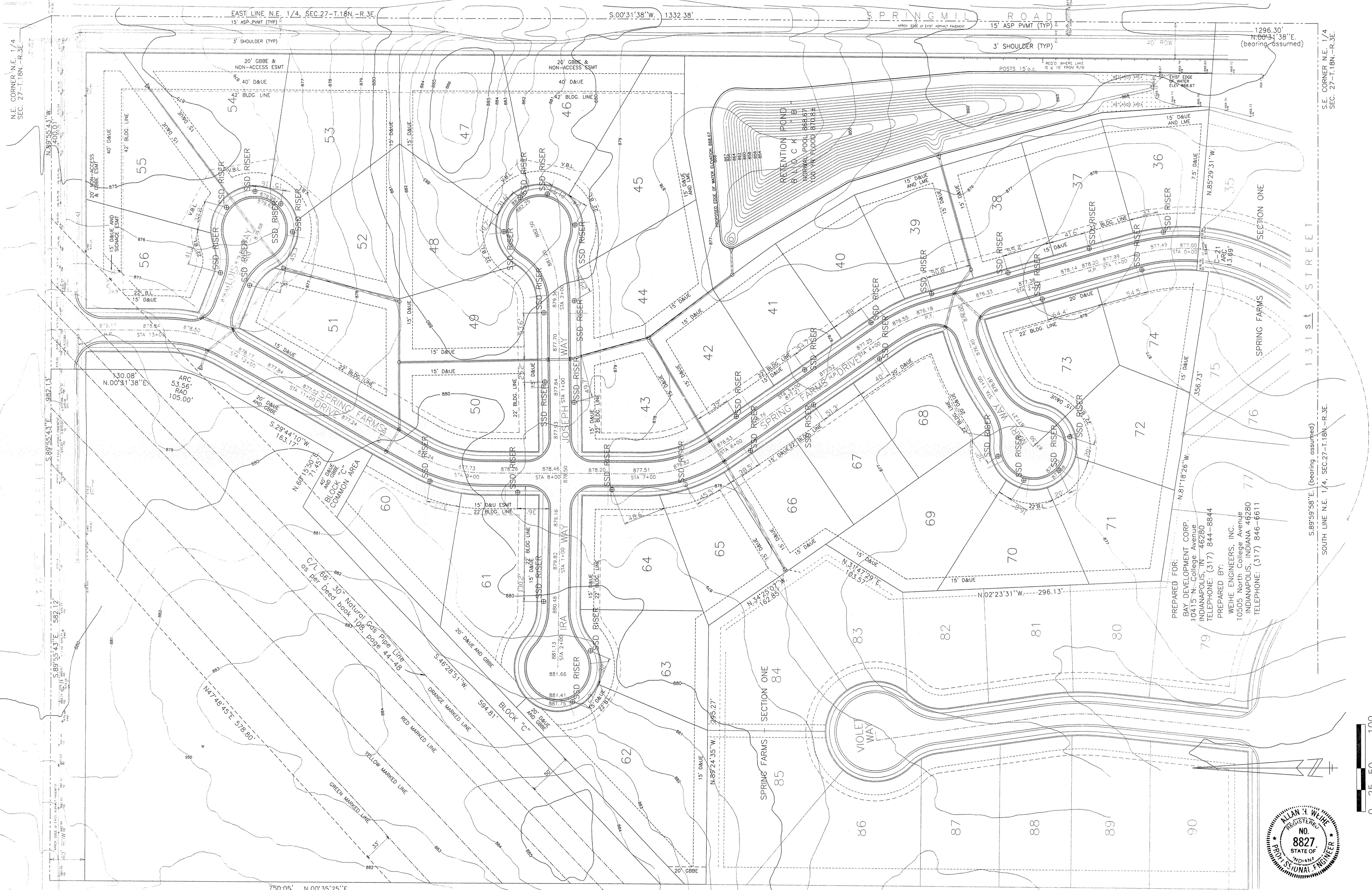
WEIHE ENGINEERS, INC.
1866 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46260
(317) 846-6611

ALLAN H. WEIHE, P.E., L.S.
PRESIDENT

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS

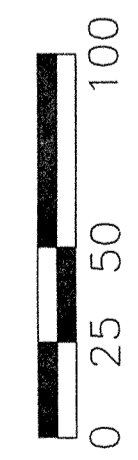
NOTE: PAVEMENT TO BE WIDENED TO 15' FROM SECTION LINE AND ADDITIONAL 3' CHIP AND SEAL SHOULDER REQ. SEE SHT. 2A FOR STREET WIDENING.

NOTE: THE ENGINEER AND / OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS & METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.



PREPARED FOR:
 BAY DEVELOPMENT CORP.
 10415 N. College Avenue
 INDIANAPOLIS, IN 46280
 TELEPHONE: (317) 844-8844

PREPARED BY:
 WEIHE ENGINEERS, INC.
 10505 North College Avenue
 INDIANAPOLIS, INDIANA 46280
 TELEPHONE: (317) 846-6611



RECORD DRAWING
 Subsurface Drain Risers
Allan H. Weihe
 ALLAN H. WEIHE, REG. P.E. #8827, INDIANA

File name: H:\SNYDER\93\93839\839Ssd

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CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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