

Drain: WILLIAMS MILL DRAIN **Drain #:** 300
Improvement/Arm: WILLIAMS MILL - SECTION 4
Operator: JDH **Date:** 7-27-04
Drain Classification: Urban/Rural **Year Installed:** 1997

GIS Drain Input Checklist

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

Gasb 34 Footages for Historical Cost
Drain Length Log

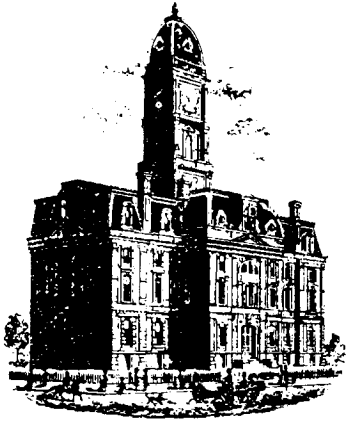
Drain-Improvement: WILLIAMS MILL DRAIN - WILLIAMS MILL - SECTION 2

Drain Type:	Size:	Length <small>SURVEYING RECORD</small>	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
SSD	6"	6,769.38	6,769.38'	Ø		
RCP	12"	920'	920'	Ø		
	15"	527'	527'	Ø		
	18"	1,190'	1,190'	Ø		
	21"	204'	204'	Ø		
	24"	115'	115'	Ø		
	27"	63'	63'	Ø		
	30"	50'	50'	Ø		
	36"	217'	217'	Ø		

Sum: 10,055.38' 10,055.38' Ø

Final Report: _____

Comments:



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

October 23, 1997

TO: HAMILTON COUNTY DRAINAGE BOARD

RE: Williams Mill Drain

Attached is a petition, non-enforcement request, plans, calculations, quantity summary and assessment roll for the Williams Mill 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:

Open Ditch	220 ft	6" SSD	5688 ft	12" RCP	898 ft
15" RCP	531 ft	18" RCP	1191 ft	21" RCP	203 ft
24" RCP	87 ft	27" RCP	72 ft	30" RCP	50 ft
33" RCP	219 ft				

The total length of the drain will be ^{9,159}~~3,792~~ feet.

The detention pond located in Block A, 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

are within R/W 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 18 to 22, 26 to 30, 12, 13 and Lots 1 to 10.

The open ditch listed above is the rip raped channel between Williams Creek and STR 701. This channel runs across Tract 13-03-00-00-017.000, which is owned by JEC Partnership, LP. The thirty (30") inch RCP stub into STR 704 is for a future connection from the Pitman property (Tract 13-02-00-00-001.000) North of 111th and East of Springmill Road.


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 damage will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$50.00 per lot, \$5.00 per acre for roadways, with a \$50.00 minimum. With this assessment the total annual assessment for this drain/ this section will be \$ 2,600.00.

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.

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 Williams Mill as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 24, 1997.


Kenton C. Ward
Hamilton County Surveyor
KCW/no

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
WILLIAMS MILL DRAIN

On this 24th day of November 19 97, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the Williams Mill 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 assessments will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

HAMILTON COUNTY DRAINAGE BOARD




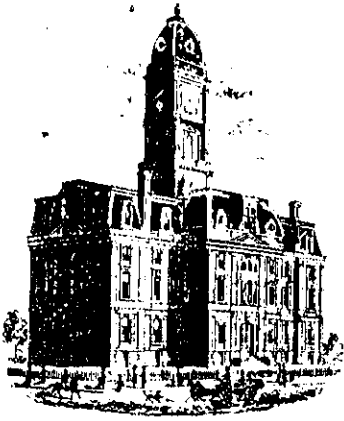
President



Member

Member

ATTEST: 
Administrative Secretary
Revised 12/95



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 15, 1998

Re: Williams Mill Drain: Sec. 1 arm

Attached are as-builts, certificate of completion & compliance, and other information for Williams Mill 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 October 23, 1997. The changes are as follows:

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

722b	844.52	842.94				
722A	846.03	842.81	12	55		
722A	846.03	842.71				
722	844.73	842.12	12	134	135	-1
722	844.73	842.05				
716	844.73	841.91	12	26		
721	843.58	840.52				
720	843.58	840.07	12	26		
720	843.58	840.05				
714	843.99	839.74	12	19	18	1
733		837.58				
734	842.84	840.15	12	56	65	-9
732	843.71	838.57				
731		837.58	12	142	143	-1
712	841.99	838.43				

718	842.14	838.91	18	42	41	1
718	842.14	838.91				
719	843.12	840.3	18	138	139	-1
710		837.62				
711	841.99	837.99	27	63	72	-9
711	841.99	838.06				
712	841.99	838.19	24	30	24	6
712	841.99	838.39				
713	843.15	838.6	18	54		
713	843.15	838.6				
714	843.99	839.72	18	174		
714	843.99	839.74				
715	845.42	841.06	15	260		
715	845.42	841.02				
716	844.73	841.94	15	121	123	-2
716	844.73	842				
717	844.86	842.17	12	51	46	5
726	842	838.77				
730	841.91	839.64	12	166		
729	841.16	838.56				
725	841.23	838.5	12	26		
725	841.23	838.5				
725a	841.82	838.22	15	17		
723		837.56				
724	841.87	837.91	24	85	87	2
724	841.87	837.91				
725a	841.82	838.22	21	113	114	-1
725a	841.82	838.29				
726	842	838.74	21	91	89	-2
726	842	838.94				
727	842.57	839.98	15	129	131	-2
727	842.57	839.98				
728	842.69	840.2	12	26		
704	845.44	840.58				
709	846.29	842.61	12	144	145	-1
709	846.29	842.65				
709a	845.85	842.83	12	49	47	-2
708		837.56				
707	842.16	836.93	18	126	128	-2
707	842.16	836.69				
706	843.45	835.67	18	260	263	-3
706	843.45	835.52				
705	844.64	834.49	18	244	242	2
705	844.64	834.49				
704	845.44	833.84	18	152	150	2
704	845.44	825.91				

703	846.74	824.3	36	125	33" - 128	-3
703	846.74	823.98				
701		822.97	36	92	33" - 91	1
704	845.44	826.01				
stub		825.64	30	50		

6" SSD Streets:

Valeside Cresent	647.07
Parkside Cresent	285
Burlington Lane	1010.62
Mclaren Lane	869.5
x2	2812.19

Total: 5624.38

6" SSD Lots:

26-30,18-22	325
12-13	155
1-10	665

Total: 1145

The length of the drain due to the changes described above is now ^{10,055.38'}~~10,055~~ feet.

The non-enforcement was approved by the Board at its meeting on November 24, 1997 and recorded under instrument #9809806612.

The bond or letter of credit from National City, number sin044536,sin044535; dated August 27, 1997 and August 24, 1997; in the amount of \$22,995.00 for erosion control and \$154,800.00 for storm sewers; was released August 10, 1998 and March 10, 1998:

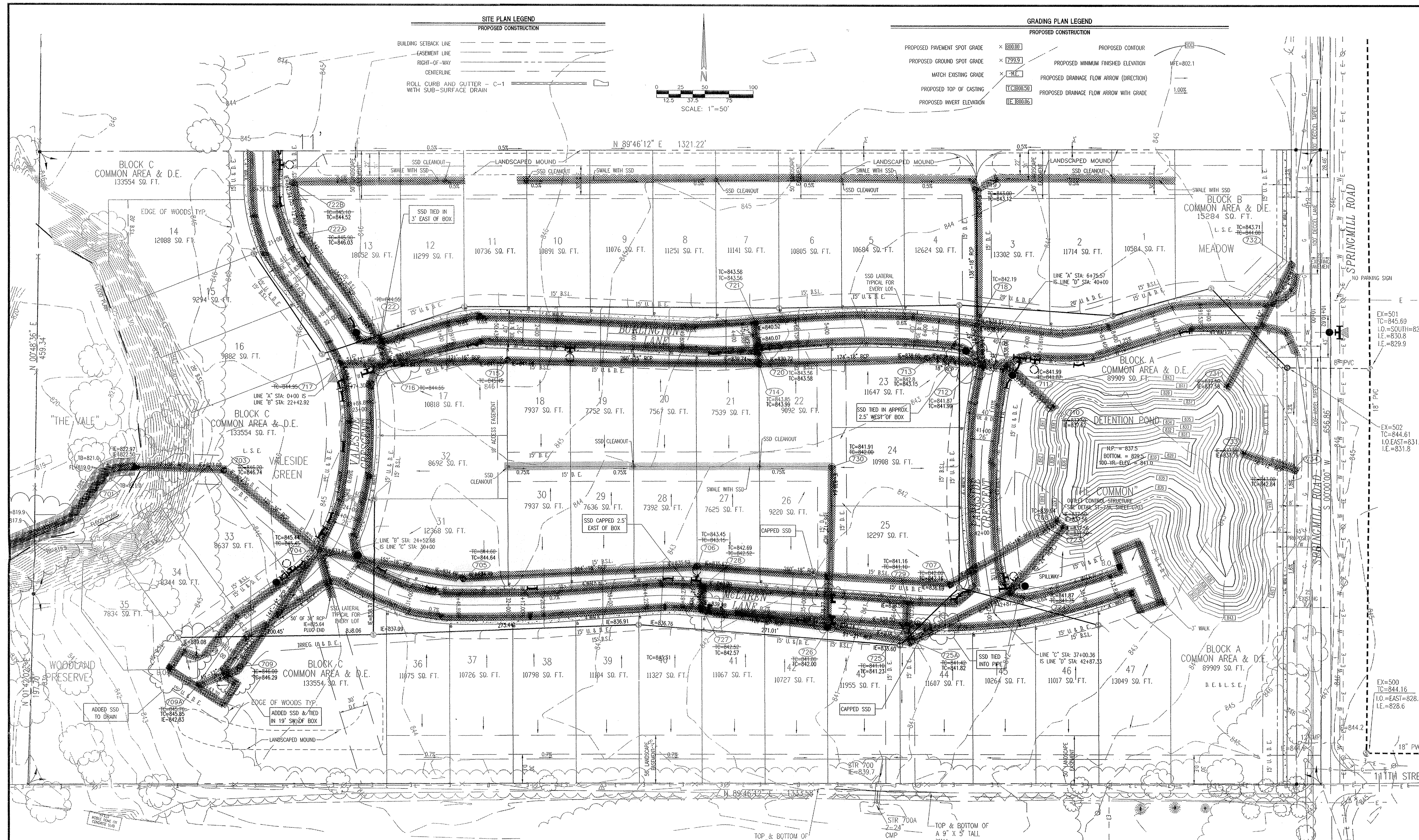
I recommend the Board approve the drains construction as complete and acceptable.

Sincerely,



Kenton C. Ward,
Hamilton County Surveyor

KCW/slm



SITE PLAN LEGEND

PROPOSED CONSTRUCTION

BUILDING SETBACK LINE
EASEMENT LINE
RIGHT-OF-WAY CENTERLINE
ROLL CURB AND GUTTER - C-1 WITH SUB-SURFACE DRAIN

GRADING PLAN LEGEND

PROPOSED CONSTRUCTION

PROPOSED PAVEMENT SPOT GRADE \times 800.00
PROPOSED GROUND SPOT GRADE \times 199.23
MATCH EXISTING GRADE \times 111.11
PROPOSED TOP OF CASTING \times TC800.50
PROPOSED INVERT ELEVATION \times TC800.06

PROPOSED CONTOUR \times 800.00
PROPOSED MINIMUM FINISHED ELEVATION MFE=802.1
PROPOSED DRAINAGE FLOW ARROW (DIRECTION)
PROPOSED DRAINAGE FLOW ARROW WITH GRADE 1.00%

UTILITY PLAN LEGEND

PROPOSED CONSTRUCTION

SANITARY SEWER
SANITARY LATERAL
SANITARY LINE
SANITARY STRUCTURE NUMBER
SANITARY CASTING ELEVATION
DRAINAGE EASEMENT
UTILITY AND DRAINAGE EASEMENT
BUILDING SET BACK LINE

STORM SEWER
CURB WITH SUBSURFACE DRAIN (SSD)
CURB INLETS
STORM SEWER INLETS
STORM MANHOLE
END SECTION
STORM SEWER STRUCTURE NUMBER
STORM SEWER INVERT ELEVATION
TOP OF CASTING ELEVATION
SWALE WITH SUBSURFACE DRAIN (SSD)
SSD CLEANOUT

WATER
WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED BLOW OFF ASSEMBLY
PROPOSED REDUCER
PROPOSED "T"

GRADING NOTES

- ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.
- ALL TOPSOIL SHALL BE PLACED IN MOUNDING AREAS AND NONSTRUCTURAL FILL AREAS. UPON COMPLETION OF MASS EARTHWORK, TOPSOIL SHALL BE SPREAD TO A DEPTH OF FOUR TO SIX (4 TO 6) INCHES IN AREAS TO BE SEEDED SUCH AS LAKE SLOPES, MOUND AREAS, AREAS BETWEEN CURB AND CLEARING LIMITS, AND ALL DISTURBED AREAS OUTSIDE OF BUILDING AND PARKING AREAS.
- STRAW BALE DAMS, SEDIMENT PITS AND SILT FENCES SHALL BE UTILIZED TO CONTROL EROSION. SEE EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO MAJOR EARTHWORK, WITHIN THE PROPOSED CONSTRUCTION LIMITS.
- THE BASE FLOOR ELEVATION (BFL) FOR THIS PROJECT HAS BEEN DETERMINED TO BE 802.00 FEET. THE MINIMUM FINISHED FLOOR ELEVATION INCLUDING BASEMENTS, MUST BE TWO (2) FEET ABOVE THE BFL.
- SEE STREET PLAN & PROFILE SHEET FOR ADDITIONAL GRADES ON STREET.
- THE INTENT OF THESE PLANS IS TO USE ALL EXCESS FILL MATERIAL ONSITE. BORROW PITS IN NONSTRUCTURAL FILL AREAS MAY BE UTILIZED TO OBTAIN SUITABLE FILL MATERIAL AND TO DISPOSE OF TOPSOIL.
- BUILDING PAD AREAS AND STREETS DESIGNATED FOR FILL SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL AND COMPACTED PER SPECIFICATIONS. ALL FILL AREAS FOR BUILDING AREAS AND STREETS ARE TO BE STRIPPED OF TOPSOIL PRIOR TO PLACEMENT OF FILL.
- CONTRACTOR SHALL PRESERVE EXISTING TREES WHEREVER POSSIBLE. OWNER AND OWNER'S REPRESENTATIVE SHALL BE CONSULTED FOR CLEARING LIMITS. CLEARING LIMITS SHALL CONSIST OF ALL TREES WITHIN STREET AREAS, UTILITY INSTALLATION LIMITS AND CUT FILL AREAS.
- EARTHWORK BALANCE - THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND THE ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
- MINOR ADJUSTMENTS TO THE GRADES MAY BE REQUIRED TO OBTAIN EARTHWORK BALANCES WHEN MINOR EXCESS MATERIAL OR SHORTAGES ARE ENCOUNTERED. IT IS RECOGNIZED BY THE PARTIES HERETO THAT THE CALCULATIONS OF THE ENGINEER IN DETERMINING EARTHWORK QUANTITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARDS FOR SUCH CALCULATIONS. FURTHER, THAT THE PHYSICAL CALCULATIONS ARE SUBJECT TO THE INTERPRETATIONS OF SOIL BORINGS AS THE THEORETICAL LIMITS OF THE VARIOUS SOIL TYPES ALSO ALLOWABLE VARIATION IN FINISH GRADE AND PARAMETERS MAY CAUSE EITHER AN EXCESS OR SHORTAGE OF ACTUAL EARTHWORK MATERIALS TO COMPLETE THE PROJECT. IF SUCH AN ACTUAL MINOR EXCESS OR SHORTAGE OF MATERIALS OCCURS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO DETERMINE IF ADJUSTMENTS CAN BE MADE TO CORRECT THE IMBALANCE OF EARTH.
- SPOT ELEVATIONS - IF DURING THE CONSTRUCTION OR SURVEY LAYOUT PROCESS IT IS DETERMINED THAT THERE ARE INSUFFICIENT SPOT ELEVATIONS TO PROPERLY CONSTRUCT THE PROJECT OR THE DESIGN GRADES APPEAR TO BE TOO STEEP OR FLAT FOR ONSITE CONDITIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO ADJUST OR ADD ADDITIONAL ELEVATIONS AS REQUIRED.
- THE FINISHED GRADE ELEVATION ADJACENT TO THE BUILDING, TEN (10) FEET AWAY FROM THE BUILDING SHALL BE SIX (6) INCHES LESS THAN THE MFE TO INSURE PROPER DRAINAGE AWAY FROM THE BUILDING. ELEVATIONS AT THE SIDE YARDS PROVIDES FOR PROPER DRAINAGE TO THE STREET OR YARD SWALES. IT IS IMPORTANT THAT THESE ELEVATIONS BE PROPERLY CONSTRUCTED AND MAINTAINED FOR PROPER DRAINAGE. PAUL I. CRIFE, INC. WILL NOT BE RESPONSIBLE FOR INADEQUATE CONSTRUCTION OR MAINTENANCE OF GRADES AS SHOWN ON THESE PLANS.

GRADING NOTES

THIS ENGINEER'S SITE PLAN DOES DISCLOSE THE REQUIRED 100 YEAR FLOOD ELEVATION OR WETLAND RESTRICTIONS IN COMPLIANCE WITH REQUIREMENTS OF THE INDIANA DEPARTMENT OF NATURAL RESOURCES (DNR), THE U.S. ARMY CORPS OF ENGINEERS OR THE FLOOD INSURANCE RATE MAPS (FIRM). THE LOT OWNER OR HIS ENGINEER SHOULD CONSULT THESE SOURCES BEFORE PREPARING SPECIFIC SITE PLANS RELATING TO BUILDING IMPROVEMENTS.

THE HOMEOWNER, BUILDER OR HIS REPRESENTATIVE MUST HAVE A PLOT PLAN PREPARED AND SEALED BY A PROFESSIONAL ENGINEER THAT MEETS ALL THE REQUIREMENTS OF THE PLANNING JURISDICTIONS, FEDERAL AND STATE REQUIREMENTS, LOCAL UTILITIES, COVENANTS AND ANY OTHER ENCUMBRANCES, THIS PLAN, AMONG OTHER ITEMS, SHALL CONSIDER FLOOR LEVELS, STORM ROUTINGS, AND MINIMUM FLOOR ELEVATIONS. GRAVITY SEWER SHALL NOT BE CONSIDERED FOR LOWER LEVELS. PAUL I. CRIFE, INC., SHALL BE HELD HARMLESS IF THESE REQUIREMENTS ARE NOT MET.

NO PAD - (MINIMUM FINISHED ELEVATION) MEANS THE FINISHED GRADE AROUND THE BUILDING. NO OPENING CAN BE BELOW THIS GRADE. SEE DETAIL M-308.

NO PAD - MEANS THE LOT OWNER MUST DEVELOP AN INDIVIDUAL PLOT PLAN AND NO PAD FILL REQUIRED BY THE CONTRACTOR.

BENCHMARK

ON SITE:

T.B.M. - LHM IN S.W. SIDE PWP #1370 (IN LINE W/E. EDGE PAVEMENT 400' ± S. OF 434th MAINT. SO. BLDG. #749 S.E. CORNER OF BASE ROAD WEST 92' WEST C.U.S. 31 W/WITNESS POST. T.B.M. = TOP P.K. #739

ELEVATION = 802.14

UTILITY PLAN NOTES

- WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 48 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
- LOCATIONS OF EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- PLASTIC WATER LINES ARE TO BEAR THE 15% SEAL OF APPROVAL AND MEET COMMERCIAL STANDARD NO. 256-3, PRODUCT STANDARD 22-70, OR ASTM D 2441.
- SEE SHEET C703 FOR STORM SEWER DETAILS.
- SEE SHEET C503 FOR SANITARY SEWER DETAILS.
- SEE SHEET C801 AND C802 FOR ALL OTHER DETAILS.
- WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH TEN STATE STANDARDS AND LOCAL CODES.

SITE WORK GENERAL NOTES AND SPECIFICATIONS

NOTICES AND PERMITS

- LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO INDIVIDUAL LOT/PROJECT CONSTRUCTION.
- 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 FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- IT IS ESSENTIAL THAT THE WORK TO BE DONE IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CARRY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS DONE IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
- ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BUILDING CONTRACTOR.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS. MINIMUM RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE ABOVE STATED REQUIREMENTS.

SITE PLAN NOTES

- ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
- ALL PAVEMENT AND/OR CURB RADII TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.

LAND DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 3, Township 17 North, Range 3 East, also being a part of an overall partition description recorded in Deed Book 293, page 653 in the Office of the Recorder of Hamilton County, Indiana, more Beginning of the Southeast corner of the Northeast Quarter of said Section 3; thence South 89 degrees 46 minutes 12 seconds West 1333.58 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 3; thence North 01 degree 42 minutes 02 seconds East 197.70 feet, thence North 00 degrees 48 minutes 36 seconds East 459.34 feet, thence North 89 degrees 46 minutes 12 seconds East parallel with the South line of said half quarter section 1321.22 feet to the East line of said half quarter section; thence South 00 degrees 00 minutes 00 seconds West of any said East line 656.66 feet to the Point of Beginning, containing 20,000 acres, more or less.

Subject to the right of way for Spring Mill Road off the entire East side thereof.

Subject to all other legal easements and rights of way.

PROJECT DATA

PROJECT AREA - 20,000 ACRES
47 LOTS - 11094 ACRES
COMMON AREA - 6.887 ACRES
PROPOSED PUBLIC STREETS - 8.226 ACRES
BURLINGTON LANE 1010.62 LF
PARKSIDE CRESCENT 287.33 LF
MCLAREN LANE 865.92 LF
VALESIDE CRESCENT 643.20 LF

UTILITY PLAN LEGEND

PROPOSED CONSTRUCTION

SANITARY SEWER
SANITARY LATERAL
SANITARY LINE
SANITARY STRUCTURE NUMBER
SANITARY CASTING ELEVATION
DRAINAGE EASEMENT
UTILITY AND DRAINAGE EASEMENT
BUILDING SET BACK LINE

STORM SEWER
CURB WITH SUBSURFACE DRAIN (SSD)
CURB INLETS
STORM SEWER INLETS
STORM MANHOLE
END SECTION
STORM SEWER STRUCTURE NUMBER
STORM SEWER INVERT ELEVATION
TOP OF CASTING ELEVATION
SWALE WITH SUBSURFACE DRAIN (SSD)
SSD CLEANOUT

WATER
WATER LINE
PROPOSED FIRE HYDRANT
PROPOSED BLOW OFF ASSEMBLY
PROPOSED REDUCER
PROPOSED "T"

DON'T DIG BLIND

CAUTION
LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including but not limited to, manholes, vaults, valves, and meters made open to the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE HAS BEEN OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

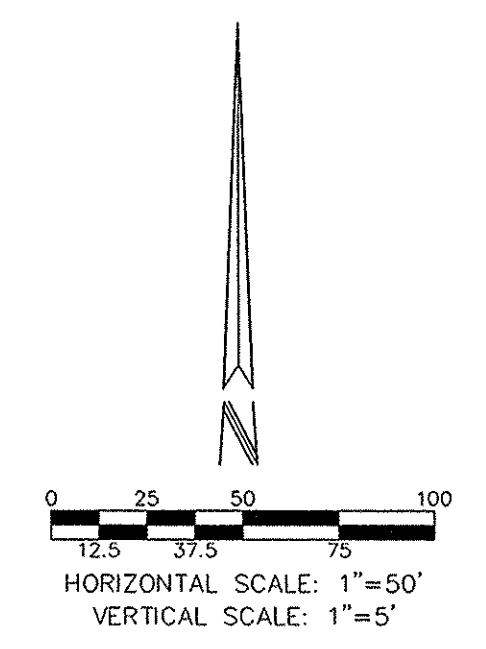
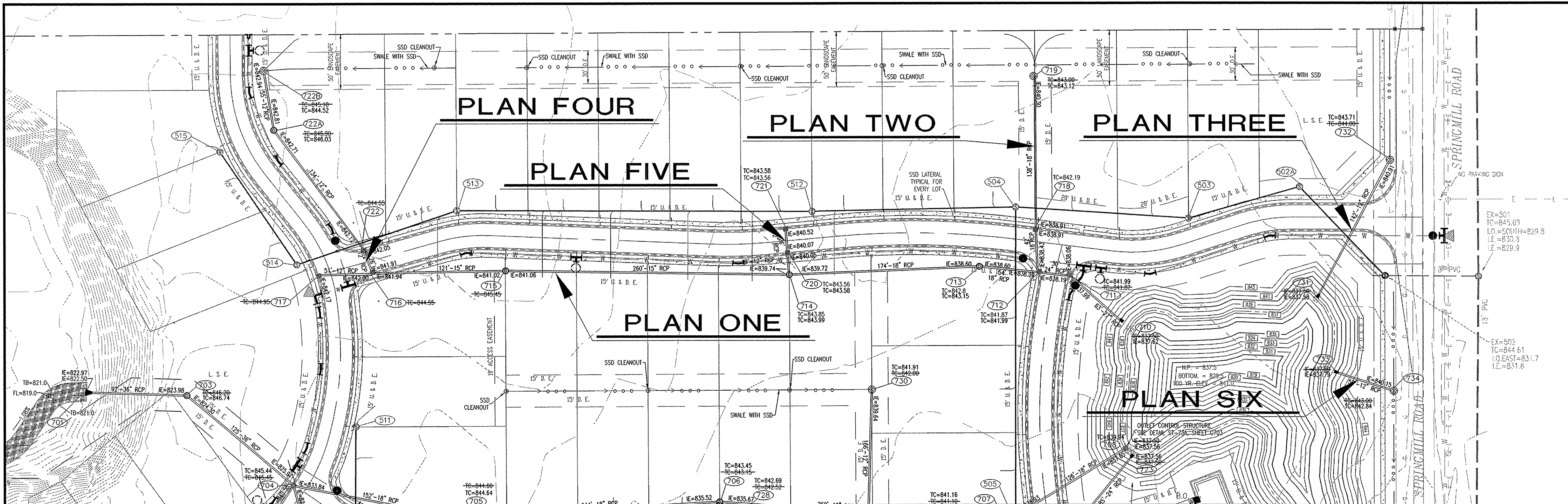
1-800-382-5544
CALL TOLL FREE
1-800-428-5200
UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
FOR CALLS OUTSIDE OF INDIANA

WILLIAMS MILL

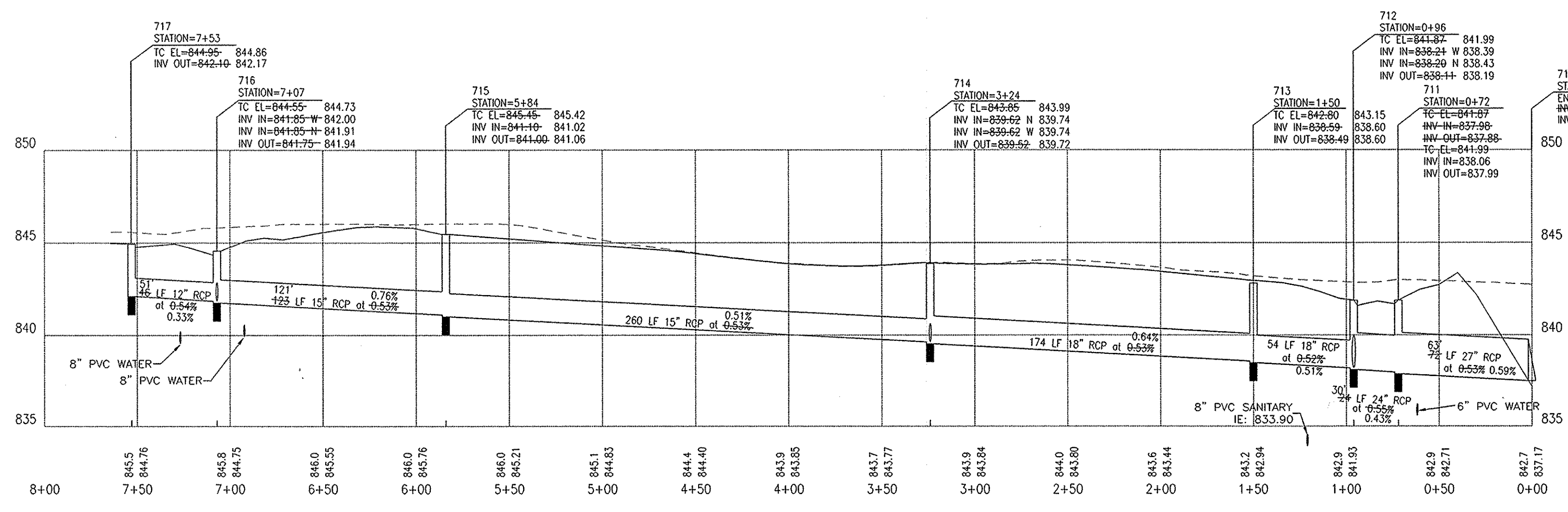
CERTIFIED BY: GARY E. MURRAY, REGISTERED PROFESSIONAL ENGINEER, No. 930348, STATE OF INDIANA

PAUL I. CRIFE, INC.: CIVIL ENGINEERING, LAND SURVEYING, ARCHITECTURE, LAND PLANNING
7172 GRAHAM ROAD, INDIANAPOLIS, INDIANA 46250
This copy is a true and correct copy of the Hamilton County Surveyor's Office, One Hamilton Square, Suite 188, Noblesville, IN 46060

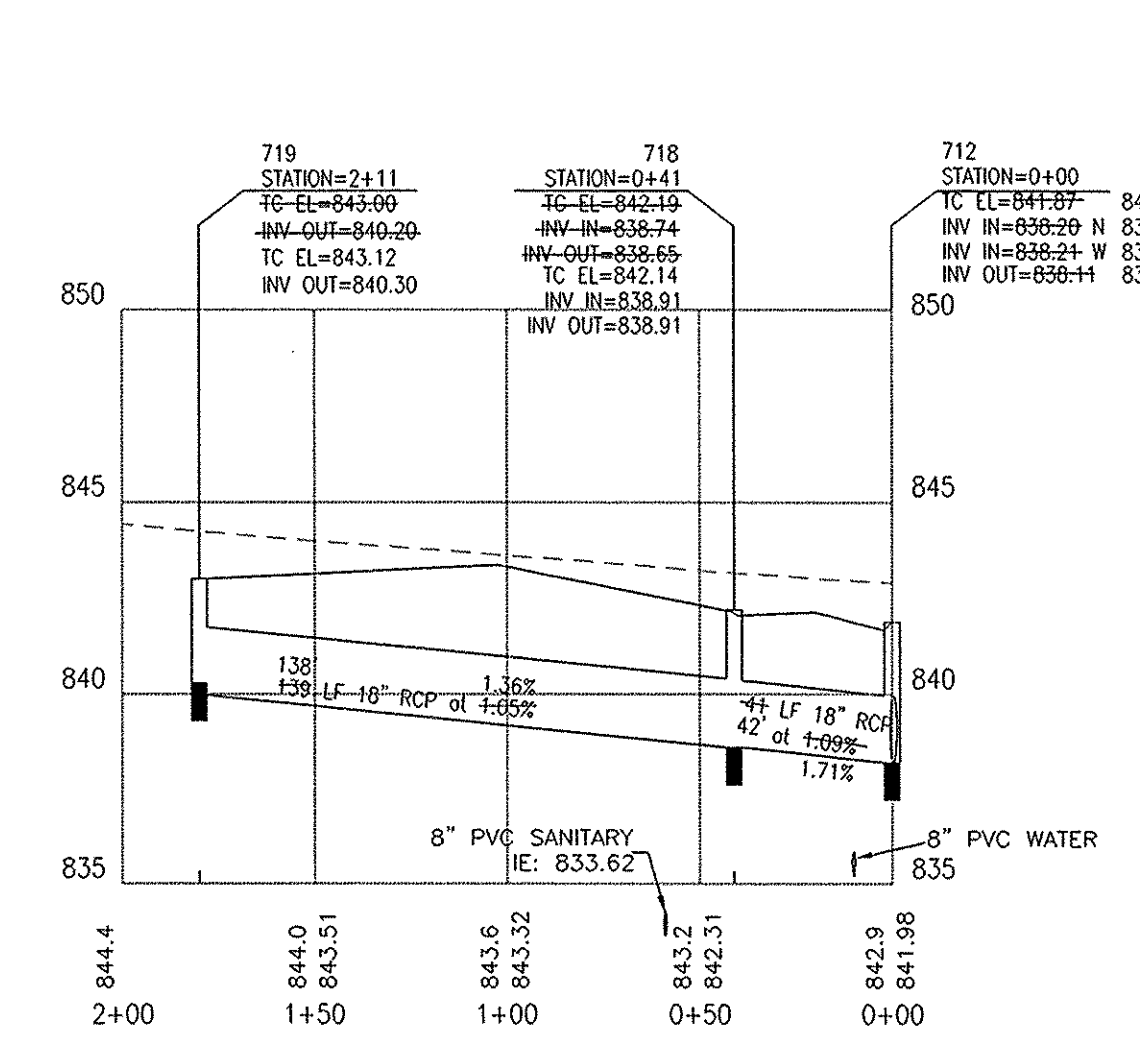
QUALITY ASSURANCE: DATE: 7-8-97
DRAWING TITLE: SITE DEVELOPMENT PLAN
DWG. TYPE: FILE NUMBER: SHEET: C201
JOB NUMBER: 950404-20300



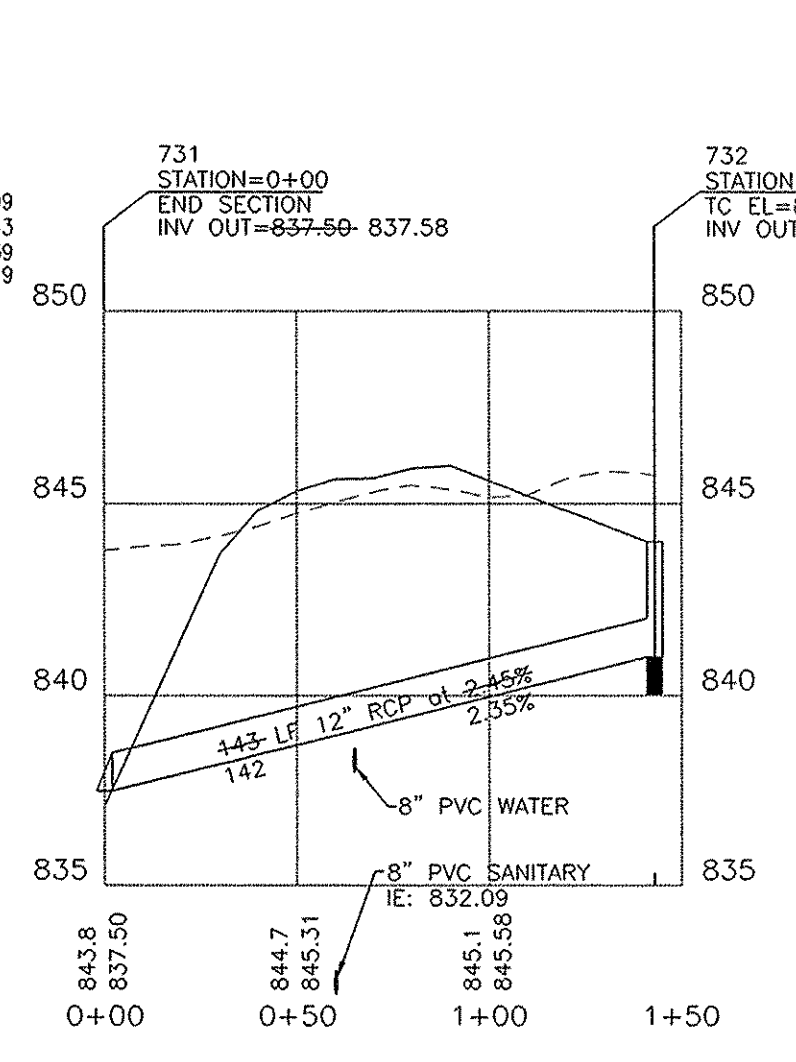
**RECORD
DRAWING
3/11/98**



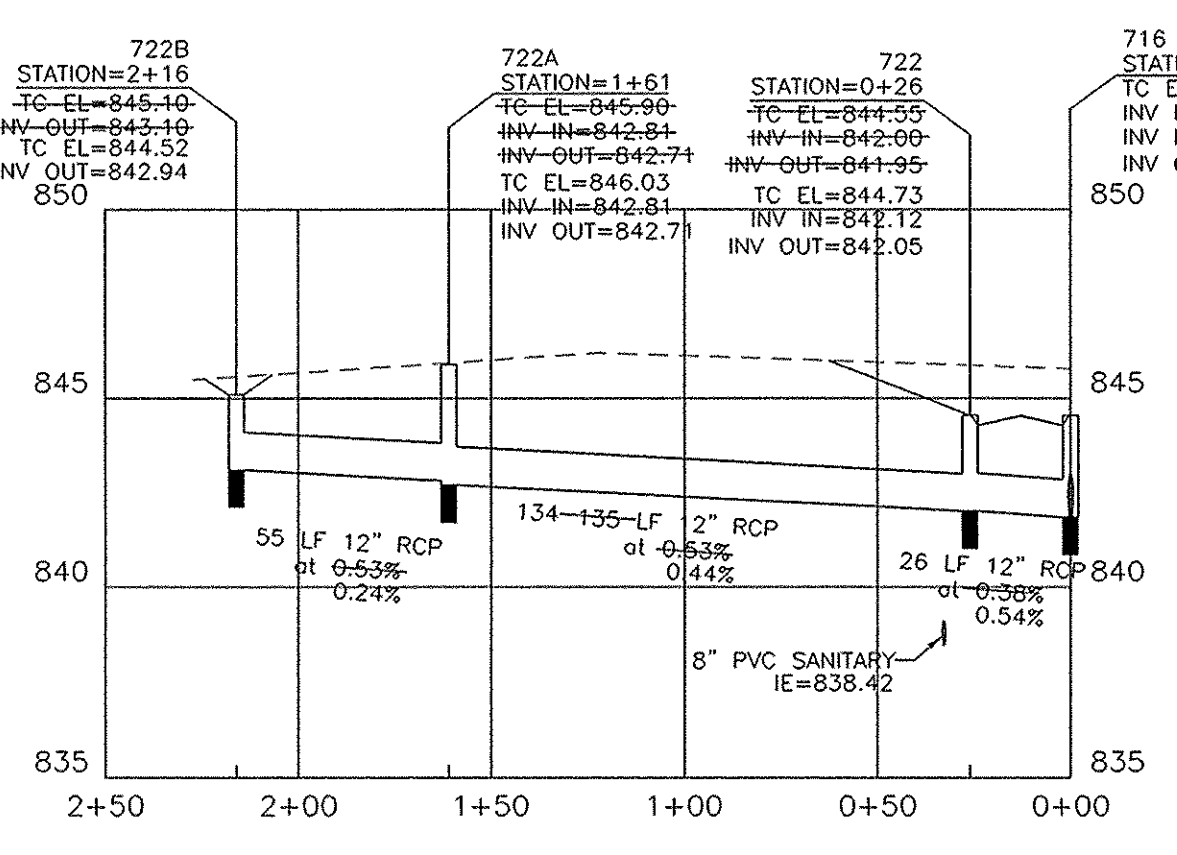
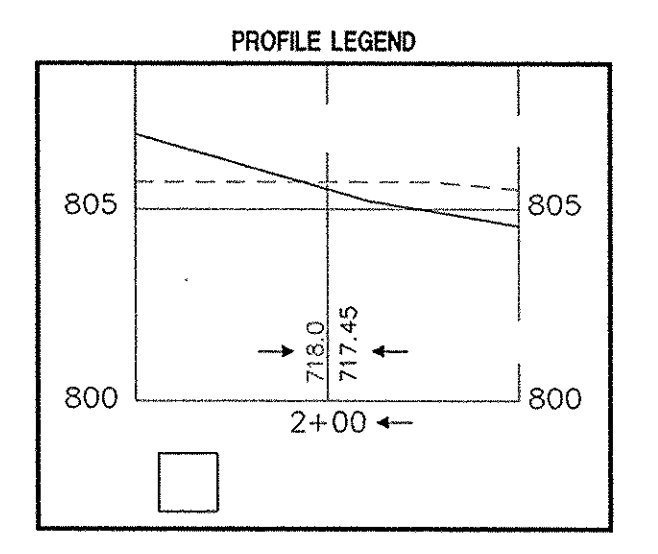
PROFILE ONE



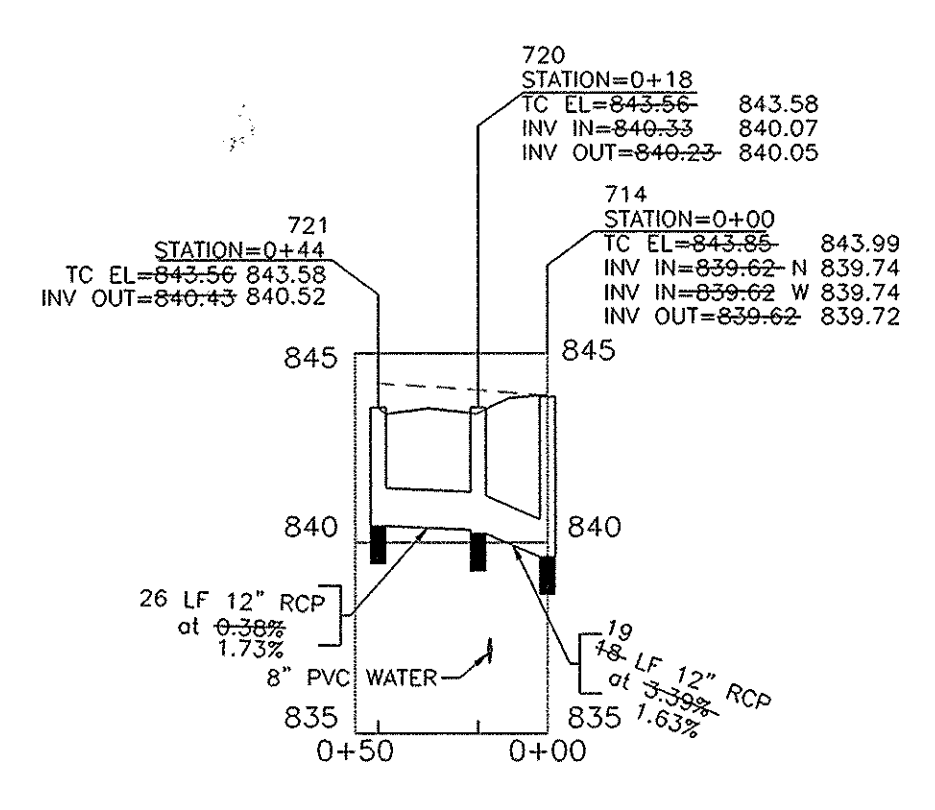
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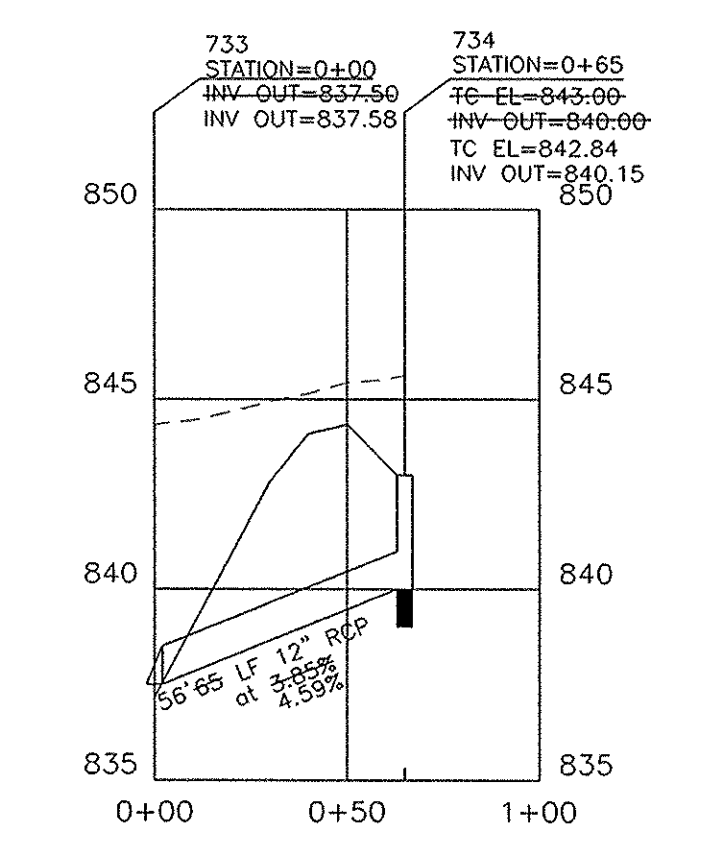
PROFILE THREE



PROFILE FOUR



PROFILE FIVE



PROFILE SIX

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	6-25-97 REVISIONS PER SWCD	
DATE:	6-25-97 REVISIONS PER HAMILTON CO. SURVEYOR	

PAUL I. CRIFE, INC.: CIVIL ENGINEERING
 LAND SURVEYING
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 INDIANAPOLIS, INDIANA 46250
 (317) 842-6777

QUALITY ASSURANCE:	DATE:	DRAWING TITLE:
	6-27-97	STORM PLAN AND PROFILES
DATE:	SCALE:	
	1"=50'	

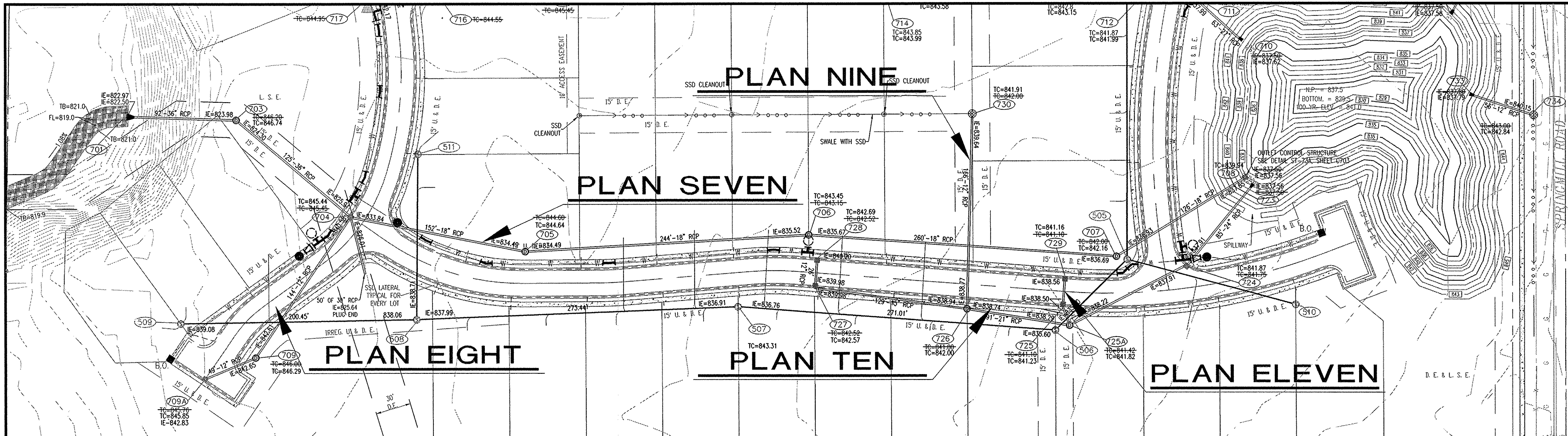
DWG. TYPE	FILE NUMBER	SHEET:
		C701
JOB NUMBER		
950404-20300		

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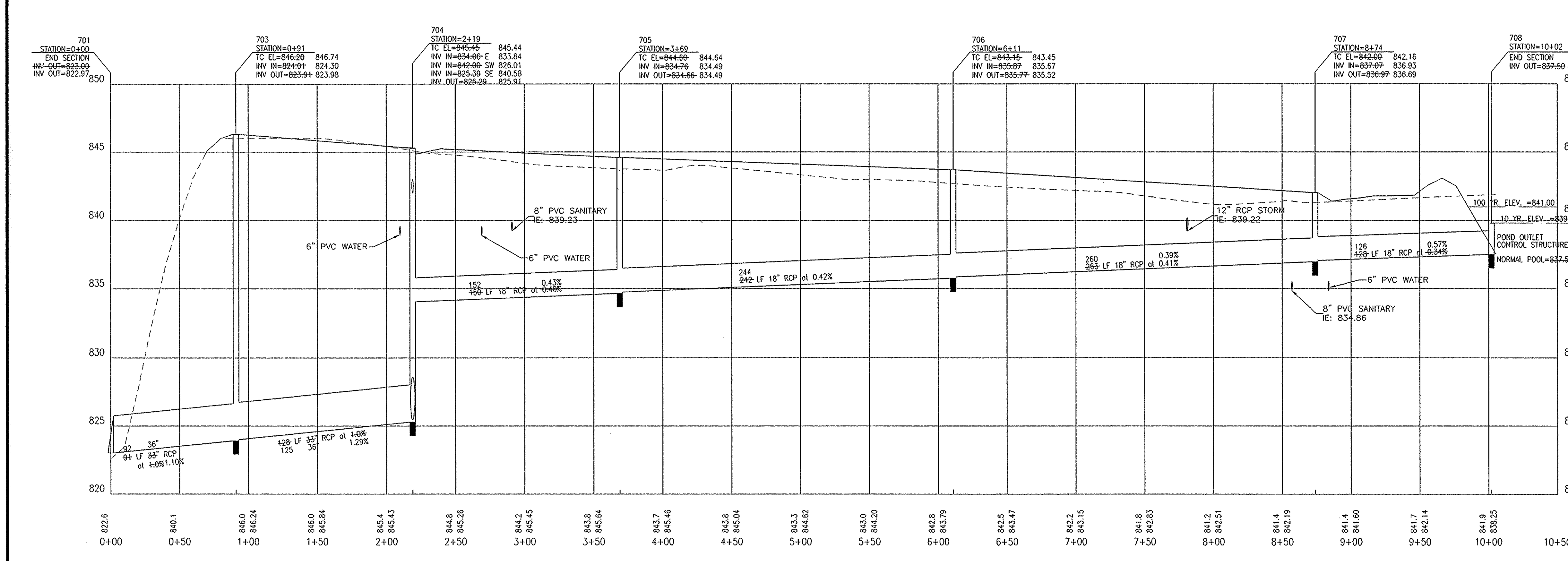
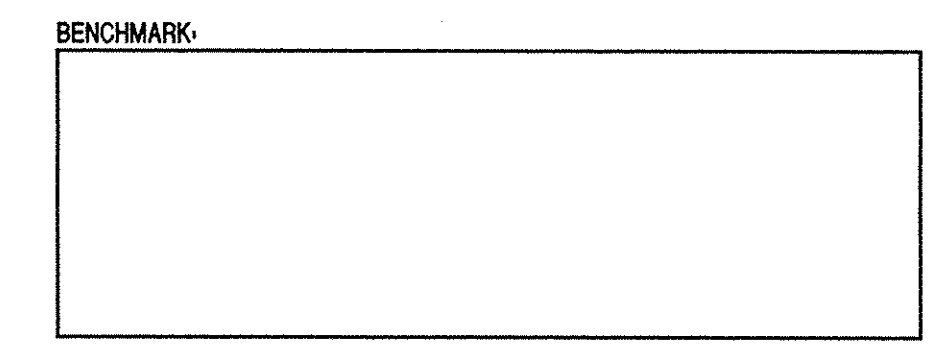
CAUTION: LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, pits, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBTAINED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
 1-800-428-5200

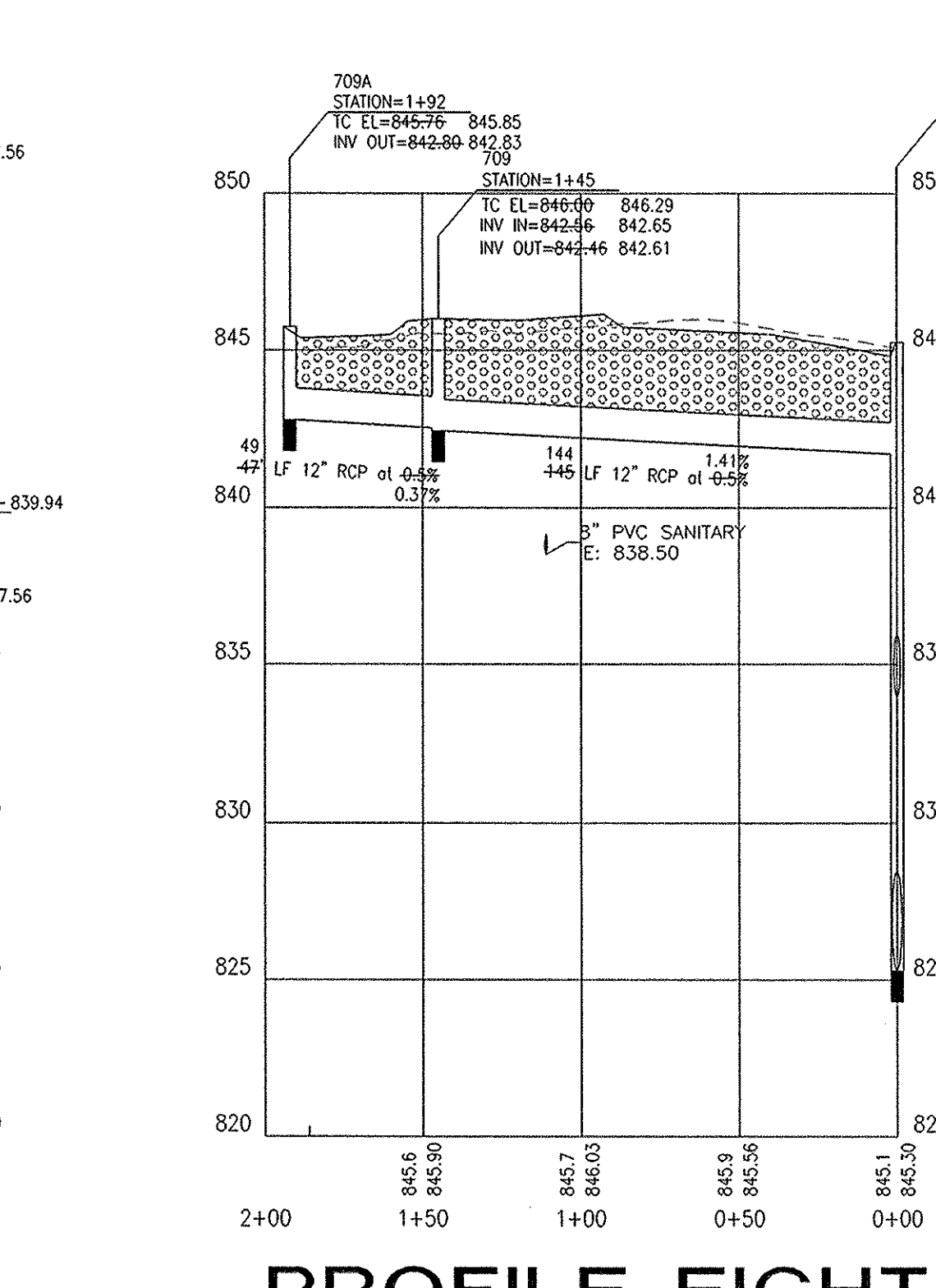
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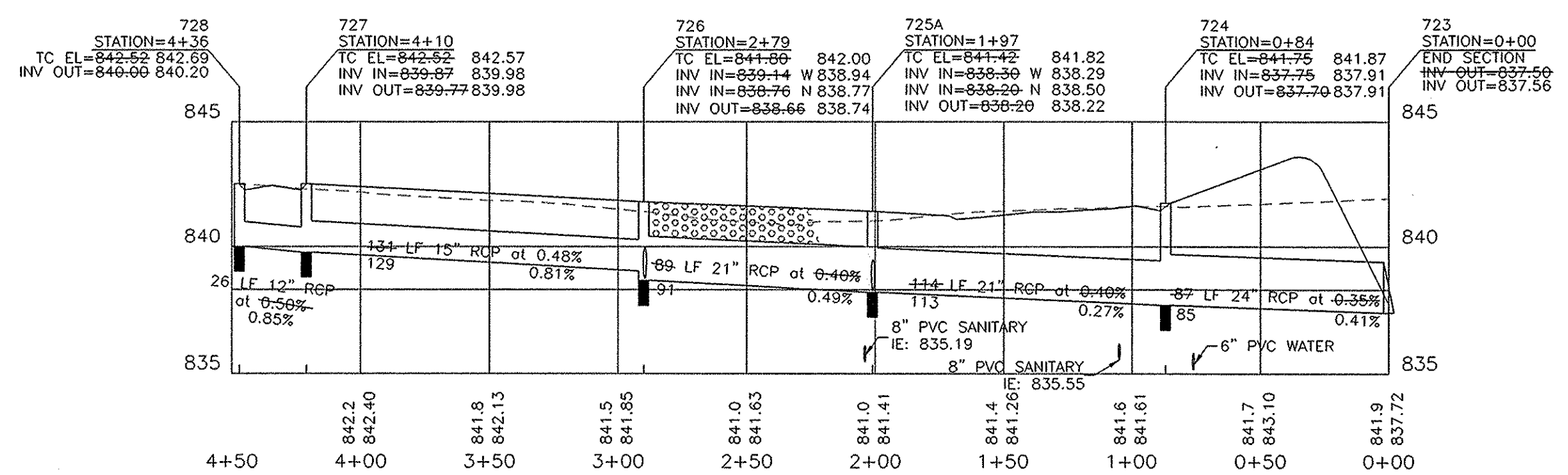
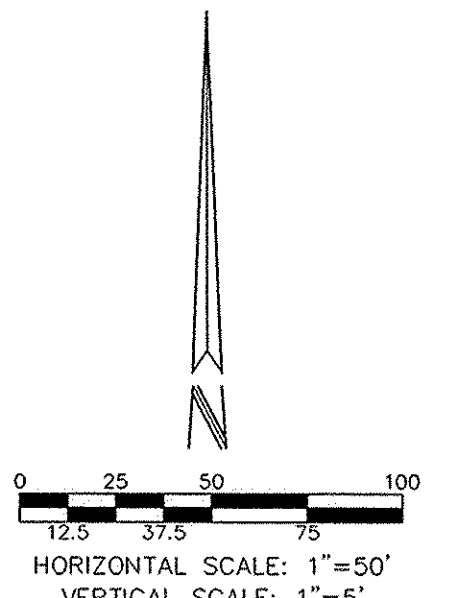
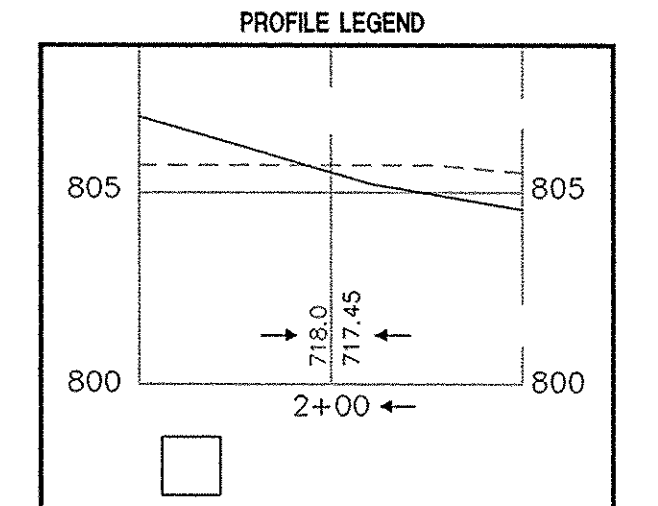
- STORM SEWER PLAN AND PROFILE NOTES:**
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
 - IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
 - ALL STRUCTURES SHALL HAVE CASTINGS, JOINTS, LIFT RINGS, STEPS AND PIPE CONNECTIONS WELL GROUTED, TROWELED SMOOTH AND BRUSH FINISHED.
 - ALL STRUCTURES (IE: MANHOLES, INLETS) SHALL HAVE POURED FLOW LINES AND BENCH MARKS. THE FLOW LINES AND BENCHMARKS SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
 - FIELD ADJUSTMENTS OF TOP OF CASTING (T.C.) OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. ADJUSTMENTS EXCEEDING FIVE TENTHS (0.5) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE. AT NO COST TO THE OWNER.
 - STORM STRUCTURES WITH INLET CASTINGS SHALL BE SET TO MAINTAIN A POSITIVE DRAINAGE FLOW INTO THE STRUCTURE.
 - STORM PIPE INVERTS AT OUTLET STRUCTURES (IE: END SECTIONS), AND PIPE LENGTHS MAY REQUIRE FIELD ADJUSTMENTS TO MEET ACTUAL FIELD CONDITIONS.
 - FULL DEPTH GRANULAR BACKFILL SHALL BE REQUIRED UNDER AND WITHIN (5) FEET OF ALL PAVED AREAS, INCLUDING CURBS, EDGE OF PAVEMENT, AND SIDEWALKS.
 - SEE SECTION 02720 FOR STORM SEWERAGE SPECIFICATIONS IN THE PROJECT MANUAL.
 - PIPES LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE END SECTIONS.



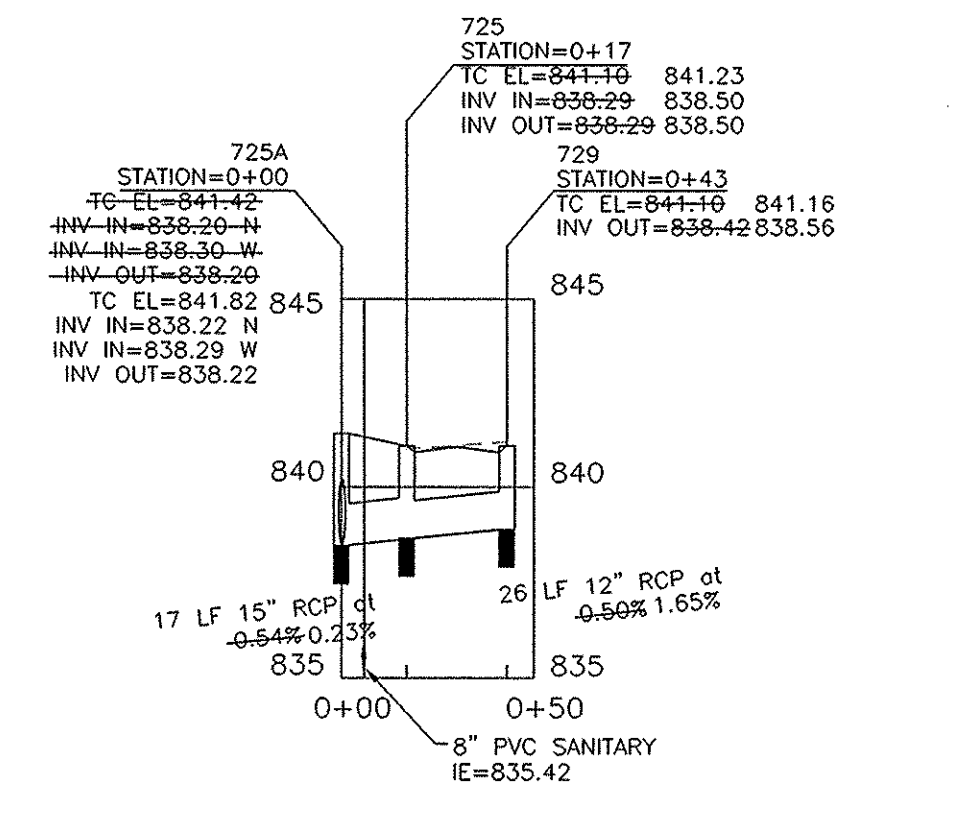
PROFILE SEVEN



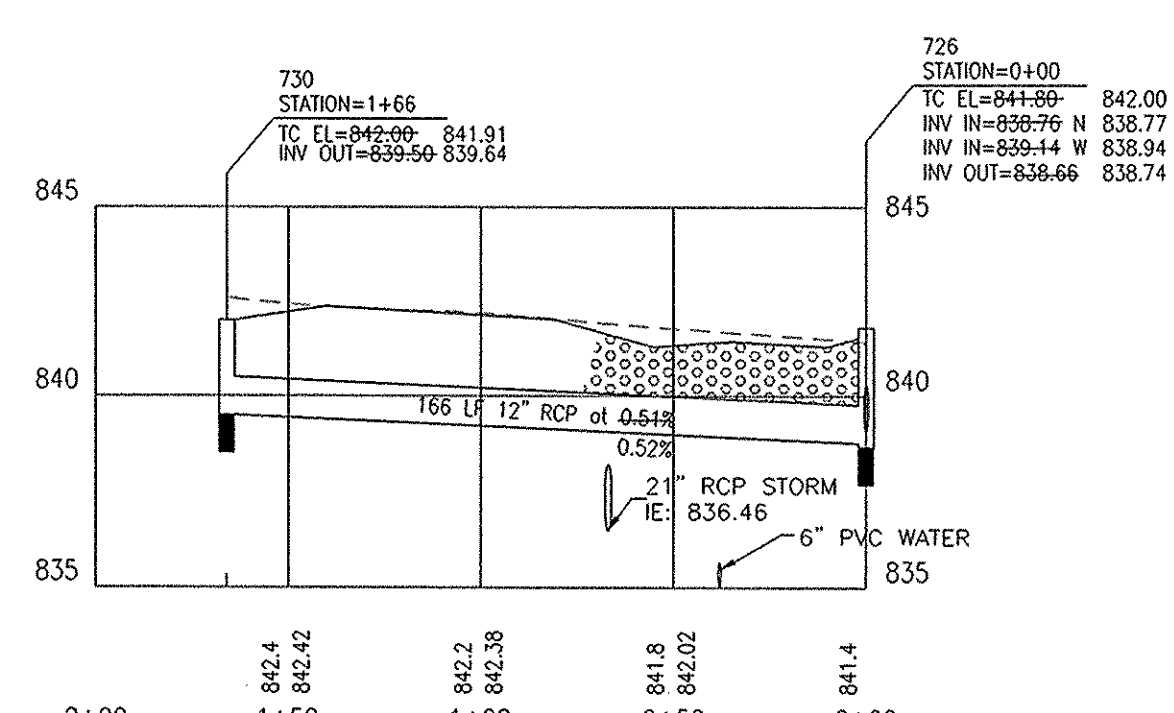
PROFILE EIGHT



PROFILE TEN



PROFILE ELEVEN



PROFILE NINE

RECORD DRAWING
3/11/98

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CAUTION: LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, SLEETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

CERTIFIED BY:	REVISIONS	REVISIONS
	6-25-97 REVISIONS PER SWCD	
	6-25-97 REVISIONS PER HAMILTON CO. SURVEYOR	
DATE:	7-08-97 REVISIONS PER HAMILTON CO. HIGHWAY DEPT.	



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ARCHITECTURE
LAND PLANNING

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QUALITY ASSURANCE:
DATE:

DATE: 7-8-97
SCALE: 1"=50'

DRAWING TITLE:
STORM PLAN AND PROFILES

DWG. TYPE	FILE NUMBER	SHEET:
		C702
JOB NUMBER		
950404-20300		