

Drain: INTRACOSTAL AT GEIST Drain #: 334  
Improvement/Arm: SECTIONS 2A, 2C & 3A  
Operator: JH, JWL Date: 3-30-04  
Drain Classification: Urban/Rural Year Installed: 2003

### GIS Drain Input Checklist

- Pull Source Documents for Scanning JCH
- Digitize & Attribute Tile Drains \_\_\_\_\_
- Digitize & Attribute Storm Drains \_\_\_\_\_
- Digitize & Attribute SSD \_\_\_\_\_
- Digitize & Attribute Open Ditch \_\_\_\_\_
- Stamp Plans \_\_\_\_\_
- Sum drain lengths & Validate \_\_\_\_\_
- Enter Improvements into Posse LLM
- Enter Drain Age into Posse 5-20
- Sum drain length for Watershed in Posse 3-30
- Check Database entries for errors \_\_\_\_\_



*Kenton C. Ward, Surveyor*

*Phone (317) 776-8495*

*Fax (317) 776-9628*

*Suite 188*

*One Hamilton County Square*

*Noblesville, Indiana 46060-2230*

December 17, 2003

To: Hamilton County Drainage Board

Re: The Intracoastal at Geist Drain, Section 2C Arm

Attached is a petition filed by Centex Homes along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Section 2C Arm, The Intracoastal at Geist Drain to be located in Fall Creek Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. The drain will consist of the following:

6" SSD	2,518 ft.	15" RCP	162 ft	30" RCP	201 ft.
12" RCP	28 ft.	18" RCP	65 ft	36" RCP	300 ft

The total length of the drain will be 3,274 feet.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs. Only the main SSD lines which are located within the right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain.

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, \$ 65.00 for platted lots, \$10.00 per acre for roadways, with a \$ 65.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$ 546.10.

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 are as follows:

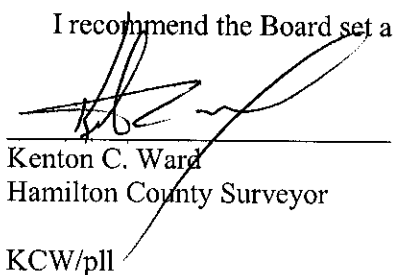
Agent: Safeco Insurance Co. of America  
Date: August 8, 2003  
Number: 6236123  
For: Erosion Control  
Amount: \$3,150.16

Agent: Safeco Insurance Co. of American  
Date: August 8, 2003  
Number: 6236122  
For: Storm Sewer  
Amount: \$46,461.05

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for The Intracoastal at Geist, Section 2C as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 26, 2004.



Kenton C. Ward  
Hamilton County Surveyor

KCW/pll

SUBDIVISION BOND



Bond No. 6236123

KNOW ALL MEN BY THESE PRESENTS, that we CENTEX HOMES, A Nevada General Partnership

as Principal, and SAFECO INSURANCE COMPANY OF AMERICA

authorized to do business in the State of Indiana, as Surety, are held and firmly bound unto Hamilton  
County Board of Commissioners

as Oblige, in the penal sum of Three Thousand One Hundred Fifty and 16/100 -----  
----- (\$ 3,150.16 ) DOLLARS, lawful money of  
the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, CENTEX HOMES, A Nevada General Partnership  
has agreed to construct in The Intracoastal at Geist Section 2C

the following improvements: Erosion Control

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct, or have constructed, the improvements herein described and shall save the Oblige harmless from any loss, cost or  
damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full  
force and effect.

Signed, sealed and dated this 8th day of August, 2003.

CENTEX HOMES, A Nevada General Partnership

Principal

By: [Signature]

SAFECO INSURANCE COMPANY OF AMERICA

By: [Signature]

ALLYSON DEAN

Attorney-in-Fact

HADB-2003-00060

# SUBDIVISION BOND



Bond No. 6236122

KNOW ALL MEN BY THESE PRESENTS, that we CENTEX HOMES, A Nevada General Partnership

as Principal, and SAFECO INSURANCE COMPANY OF AMERICA

authorized to do business in the State of Indiana, as Surety, are held and firmly bound unto Hamilton  
County Board of Commissioners

as Oblige, in the penal sum of Forty Six Thousand Four Hundred Sixty One and 05/100 -----  
----- (\$ 46,461.05 ) DOLLARS, lawful money of  
the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, CENTEX HOMES, A Nevada General Partnership  
has agreed to construct in The Intracoastal at Geist Section 2C

the following improvements: Storm Sewer

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct, or have constructed, the improvements herein described and shall save the Oblige harmless from any loss, cost or  
damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full  
force and effect.

Signed, sealed and dated this 8th day of August, 2003.

CENTEX HOMES, A Nevada General Partnership

Principal

By: [Signature]

SAFECO INSURANCE COMPANY OF AMERICA

By: [Signature]

ALLYSON DEAN

Attorney-in-Fact

## CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: The Intracoastal at Geist, Sections 2C, 3A, 3B & 4A

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.

Signature: Jeffery W. Darling Date: January 21, 2005

Type or Print Name: Jeffery W. Darling

Business Address: Stoeppelwerth & Associates, Inc.

9940 Allisonville Road, Fishers, Indiana 46038

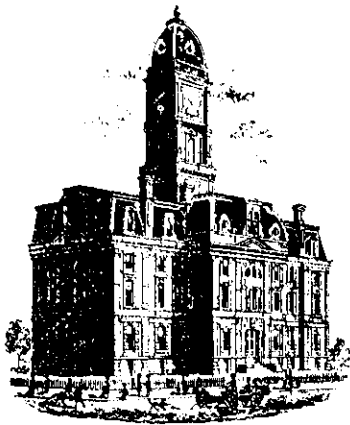
Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

900017





Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

**To: Hamilton County Drainage Board**

**September 1, 2005**

**Re: Intracoastal at Geist Drain: Section 2C Arm**

Attached are as-builts, certificate of completion & compliance, and other information for Intracoastal at Geist Section 2C. 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 17, 2003. The report was approved by the Board at the hearing held January 26, 2004. (See Drainage Board Minutes Book 7, Pages 326-327) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:	Changes:
176-175	28	12	RCP	790.09	789.71	1.36	
175-174	71	15	RCP	789.71	788.8	1.28	-1
174-173	89	15	RCP	788.8	787.88	1.03	-1
170-169	66	18	RCP	787.04	786.79	0.82	1
169-168	42	18	RCP	886.79	886.56	0.48	
168-167	171	30	RCP	886.56	886	0.33	3
167-166	159	36	RCP	786	785.56	0.28	
166-165	28	36	RCP	885.56	885.26	1.07	
165-164	89	36	RCP	885.26	885.14	0.13	-23
172-168	35	30	RCP	787.87	785.56	0.37	2

**6" SSD Streets:**

Galley Way	471.5
Bowline Rd	177
<b>Totalx2:</b>	<b>1297</b>

**RCP Pipe Totals:**

12	28
15	160
18	108
30	206
36	276
<b>Total:</b>	<b>778</b>

The length of the drain due to the changes described above is now **2075 feet**.

The non-enforcement was approved by the Board at its meeting on January 26, 2004 and recorded under instrument #200400030774.

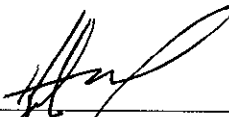
The following sureties were guaranteed by SAFECO Insurance Company and released by the Board on its August 22, 2005 meeting.

**Bond-LC No:** 6236122  
**Insured For:** Storm Sewers  
**Amount:** \$46,461.05  
**Issue Date:** August 8, 2003

**Bond-LC No:** 6236123  
**Insured For:** Erosion Control  
**Amount:** \$3,150.16  
**Issue Date:** August 8, 2003

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

Sincerely,

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

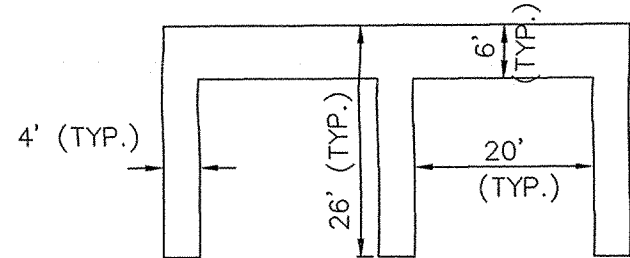
KCW/slm



# AS BUILT

## STORM TABLE

Str. No.	Type	Tc/Rim	Inverts	Dir.
164	CONCRETE END SECTION		785.14	(NE)
165	CURB INLET w/MANHOLE	794.26	785.26	(SW)(SE)
166	DOUBLE CURB INLET	794.56	785.56	(NW)(E)
167	YARD INLET	790.75	786.00	(W)(N)
168	CURB INLET w/MANHOLE	792.11	786.56	(S)(N)(NE)
169	CURB INLET	792.11	786.79	(N)(S)
170	YARD INLET	791.23	787.33	(S)
172	MANHOLE	792.50	787.87	(SW)
173	CONCRETE END SECTION		787.88	(E)
174	MANHOLE	794.05	788.88	(W)(NE)
175	DOUBLE CURB INLET	793.21	789.71	(SW)(E)
176	DOUBLE CURB INLET	793.39	790.09	(W)



BOAT DOCK DETAIL  
NOT-TO-SCALE

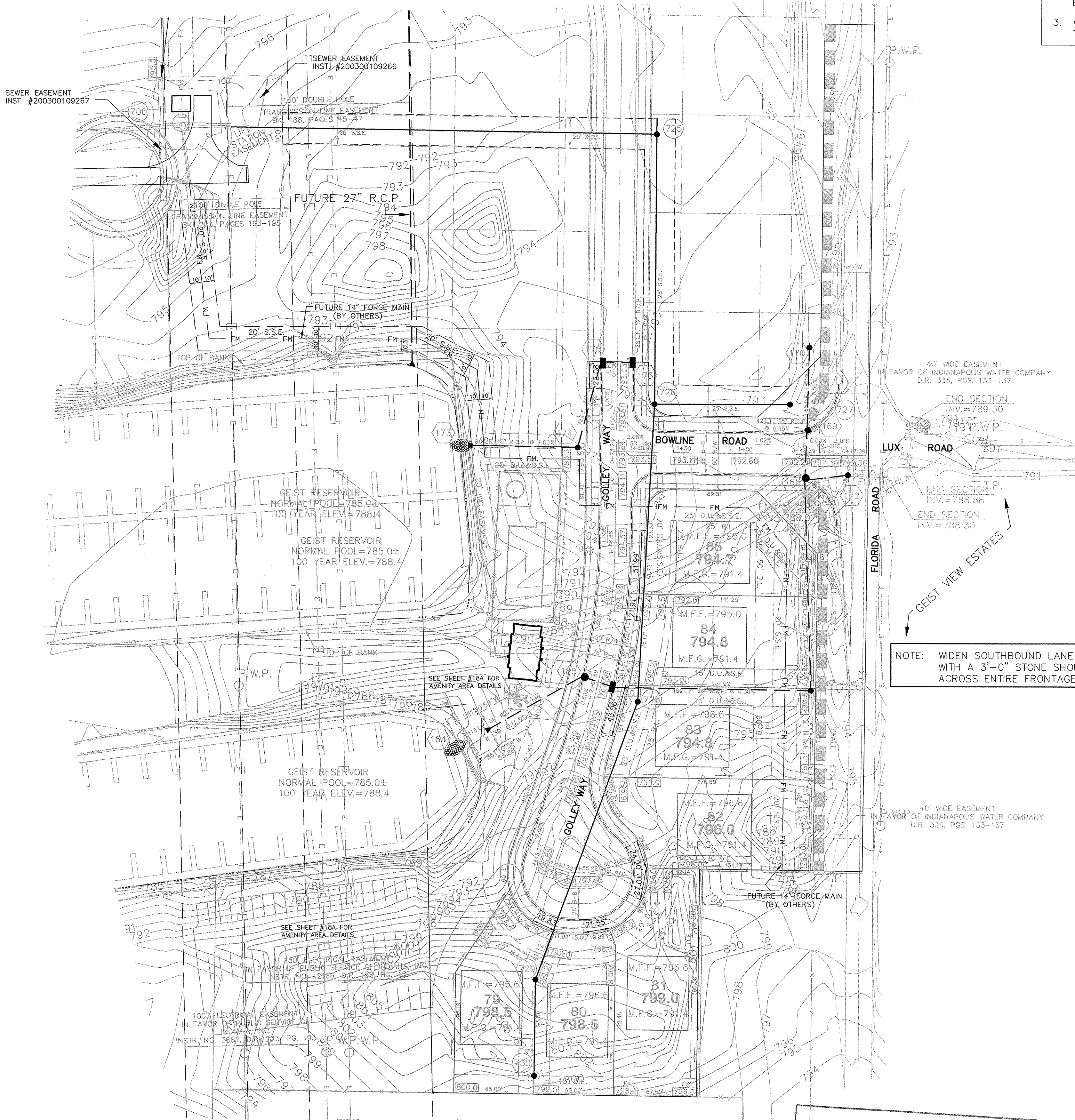
BENCHMARK:  
(VERTICAL DATUM-NAVD1988)  
HSE 9  
HSE DISC IN CONCRETE AT WEST BOUNDARY  
OF THE INTRACOASTAL. SET 70'± SOUTH  
OF 113TH STREET 1/4 MILE WEST OF FLORIDA ROAD.

ELEV.=808.39

(HORIZONTAL DATUM-NAD1983)  
G217  
CENTER OF SECTION 06-T17N-6E  
5/8" REBAR(1996).

ELEV.=795.76

S.&A. #1  
(VERTICAL DATUM-NAVD1988)  
MINI-SPIKE IN THE SOUTH FACE OF POWER  
POLE 24" UP. 376'± SOUTH OF 113TH STREET  
446'± WEST OF FLORIDA ROAD.



## NOTE:

- ALL EXISTING CMP UNDER FLORIDA ROAD TO BE EXTENDED AND WRAPPED WITH A CONCRETE COLLAR IF THE OUTLET POINTS INTERFERE WITH ROAD WIDENING.
- SIDEWALK ADJACENT TO COMMON AREA TO BE INSTALLED BY CONTRACTOR.
- CONTRACTOR SHALL STAMP THE LETTER "S" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.

## LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SWALE
- PROPOSED 4' SIDEWALK (BY HOME BUILDER)

31

N.P.

M.F.F. =

M.F.G. =

(FLOOD PROTECTION GRADE = 791.4)

NO PAD

MINIMUM FINISH FIRST FLOOR ELEVATION

MINIMUM FINISH GRADE AROUND HOME

(FLOOD PROTECTION GRADE = 791.4)

DENOTES RIP-RAP ALONG SHORE LINE

DENOTES 4" SUBSURFACE DRAIN TO LOT (PER HAMILTON COUNTY SURVEYOR'S OFFICE STANDARDS)

DENOTES 6" SUBSURFACE DRAIN

ROLL CURB

NOTE: DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, LIGHT POLES, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE RIGHT OF WAY.

NOTE: ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE).

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

NOTE: WIDEN SOUTHBOUND LANE 3'-0" WITH A 3'-0" STONE SHOULDER ACROSS ENTIRE FRONTAGE.

## EARTHWORK:

- EXCAVATION
  - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
- REMOVAL OF TREES
  - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
- PROTECTION OF TREES
  - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
  - In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
- REMOVAL OF TOPSOIL
  - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
- UTILITIES
  - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
  - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
- SITE GRADING
  - Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
  - The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
  - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

"HOLEY MOLEY" SAYS:



1-800-382-5544  
CALL TOLL FREE

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

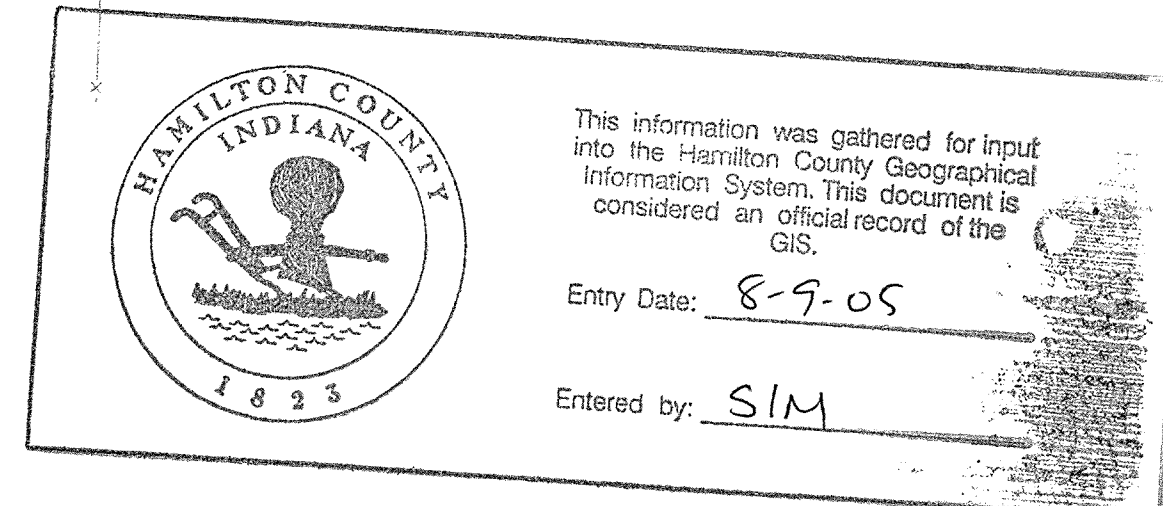
## CAUTION

LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE, (including, but not limited to, manholes, inlets, valves, & 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.

# RECORD DRAWING

Jeffrey W. Darling  
Jeffrey W. Darling  
Registered Land Surveyor  
No. 900017

1/10/05  
DATE

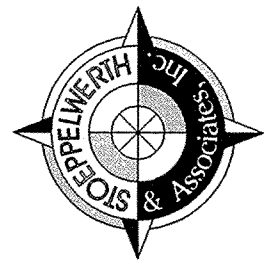


REV.	DATE	BY	REVISIONS
AS BUILT			
REV. PAD ELEVATIONS TO 700 DATUM	1/10/05	EEF	
ADD FUTURE FOREMAN EASEMENT	11/17/05	BMK	
REV. POOL HOUSE LOCATION AND GRADES AROUND	11/14/05	EEF	
REVISED PER SURVEYOR COMMENTS	10/29/05	CRN	
REVISED PER SURVEYOR COMMENTS	10/19/05	BAH	
REVISED PER USE COMMENTS	9/19/05	BAH	
REVISED PER HIGHWAY DEPARTMENT	8/19/05	BAH	
REVISED PER USE COMMENTS	5/19/05	NMK	
REVISED PER USE COMMENTS	4/22/05	BMK	

CERTIFIED: 11/18/02

David J. Stappert  
Professional Engineer  
No. 19358  
STATE OF INDIANA

CONSULTING ENGINEERS - LAND SURVEYORS  
(317) 849-5935 1-800-728-6917 FAX: (317) 849-5942



SITE DEVELOPMENT PLAN  
THE INTRACOASTAL AT GEIST  
SECTION 2C

SHEET NO.  
3  
OF 18 SHEETS  
JOB NO. 34090



