

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

August 6, 2021

To: Hamilton County Drainage Board

Re: Mary Nagle Drain, Auburn Estates Section 1 Relocation

Attached is a petition filed by Lennar Homes of Indiana Inc. along with a non-enforcement request, plans, calculations and assessment roll for the Auburn Estates Section 1 Subdivision to be located in Jackson Township, Hamilton County Indiana. 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. As per the plans by Weihe Engineer, Project No. W-200412-1 dated January 13, 2021, the drain will consist of the following:

12" RCP	77 ft
18" RCP	266 ft.
21" RCP	158 ft.
24" RCP	970 ft.
30" RCP	921 ft.
36" RCP	804 ft
Open	735 ft.

The total length of the drain will be 3,931 feet.

The sections of drain that is to become part of the regulated drain system with this hearing is briefly described as follows. The new drain begins at STR #468 then continues to STR #469 to STR #451 where it accepts the upstream portion of the existing 12-inch Mary Nagle

Drain at approximate station 29+04 and continues to STR #450, STR #449, #448 which is the outlet into Pond 2 located in Common Area #2 in Auburn Estates Section 1. The drain then continues through Pond 2 to STR #548, STR #438 to STR #420, to STR #419 which is the outlet to Pond 1. The drain then continues through Pond 1 to STR #545 to STR #544, STR #543 where it intersects a 12-inch RCP which is the outlet for the Mary Nagle Arm 3 Drain. The drain then continues to STR #542 to STR #541 to STR #540 which is the outlet of the tiled drain. This outlet is at approximate Station 51+78 of the Mary Nagle Drain.

Also included as regulated drain is the section of drain from STR #550 to STR #543. STR #550 intercepts the Mary Nagle Drain Arm #3 at Station #15+30.

An additional section of drain will be regulated is that portion which begins at STR #408 then continues to STR #405, STR #404, STR #403, STR #402, STR #401 which outlets into Pond 1.

Mary Nagle Regulated Drain will be relocated and removed from Station 28+37 to Station 52 main drain. Also removed is a portion of arm 3 from station 15+20 to station 15+90.

The retention pond (Pond #1) located in Common Area #2 of Auburn Estates Section 1 is not to be considered part of the regulated drain. The maintenance shall include the inlets and outlet at the pond (Structures #401, #448, and #545) as part of the regulated drain. The maintenance of the pond such as sediment removal, and erosion control along the banks, mowing and aquatic vegetation control will be the responsibility of the Auburn Estates Homeowners Association or the Town of Cicero. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained, thereby, allowing no fill or easement encroachments. Auburn Estates Section 1 drains as described above will be part of the Mary Nagle Drain. Maintenance of the remaining drainage facilities within Auburn Estates Section 1 Subdivision shall be under the Town of Cicero and or the Auburn Estates Section 1 Homeowners Association. Maintenance of the BMPs within Auburn Estates Section 1 Subdivision shall also be under the Town of Cicero and or the Auburn Estates Section 1 Homeowners Association.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally at the unregulated subdivision rate as established for the Mary Nagle Drain. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$35.00 per platted lot, \$5.00 per acre for common areas, with a \$35.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$2,460.30.

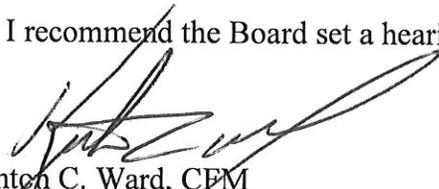
The petitioner has submitted surety for the proposed drain at this time. The amount of the bond is \$402,762.00 which exceeds the required 120% of the Engineer's Estimate of \$316,412.00. The surety which is in the form of a Performance Bond is as follows:

Agent: The Hartford
Date: 6-11-2021
Bond Number: 72BSBIP4331
For: Storm Sewers
Amount: \$402,762.00

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 will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for Auburn Estates Section 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 27, 2021.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/ac

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED
FEB 03 2021

OFFICE OF HAMILTON COUNTY SURVEYOR

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

In the matter of Auburn Estates Subdivision, Section
One 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 Auburn Estates, Section One, 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 or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% 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).

RECORDED OWNER(S) OF LAND INVOLVED



Signed

Keith Lash

Printed Name

1/5/2020

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

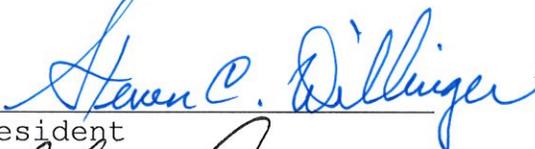
CONCERNING THE MAINTENANCE OF THE

Mary Nagle Drain, Auburn Estates Section 1

On this 27th day of September, 2021, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Mary Nagle Drain, Auburn Estates Section 1**.

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: 

Executive Secretary

FINDINGS AND ORDER

CONCERNING THE PARTIAL VACATION OF THE

Mary Nagle Drain, Auburn Estates Section 1 Relocation

**Station 28+37 to Station 52 (Main Drain)
Station 15+20 to Station 15+90 (Arm 3)**

On this **27th day of September, 2021**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Mary Nagle Drain, Auburn Estates Section 1 Relocation (Station 28+37 to Station 52 of Main Drain and Station 15+20 to Station 15+90 of Arm 3)**.

Evidence has been heard. Objections were presented and considered. The Board then adopted an order of action. The Board now finds that the costs of continued maintenance to the portion of the above drain exceed the benefits to the real estate benefited by the portion of the drain to be abandoned and issues this order vacating the above section of the **Mary Nagle Drain, Auburn Estates Section 1 Relocation (Station 28+37 to Station 52 of Main Drain and Station 15+20 to Station 15+90 of Arm 3)**.

HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest: 

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

ss:

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Mary Nagle Drain, Auburn Estates Section 1 Relocation

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Mary Nagle Drain, Auburn Estates Section 1 Relocation** came before the Hamilton County Drainage Board for hearing **on September 27, 2021**, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

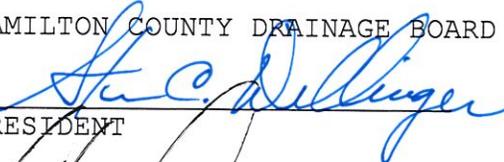
The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

Wherefore, it is ORDERED, that the proposed Reconstruction of the **Mary Nagle Drain, Auburn Estates Section 1 Relocation** be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT



Member



Member

ATTEST:


Executive Secretary



ENGINEER'S ESTIMATE OF PROBABLE COST

Project: Auburn Estates Sec 1 Regulated Drain
W200412-1

Date: 4/26/2021

STORM SEWERS

			Quantity	Unit Price	Gross Price
Structures	Outlet Structure w/casting	EA	2	\$ 2,500.00	\$ 5,000.00
	48" Storm Manhole	EA	8	\$ 2,725.00	\$ 21,800.00
	60" Storm Manhole	EA	7	\$ 3,400.00	\$ 23,800.00
	72" Storm Manhole	EA	2	\$ 4,000.00	\$ 8,000.00
	30" End Section w/Guard	EA	2	\$ 2,200.00	\$ 4,400.00
	Rip Rap	TONS	60	\$ 45.00	\$ 2,700.00
	Granular Backfill	TONS	50	\$ 18.00	\$ 900.00
	36" End Section w/toe wall	EA	1	\$ 2,450.00	\$ 2,450.00
	42" End Section w/tow wall	EA	1	\$ 2,975.00	\$ 2,975.00
	Flowable Fill (fill pipe under 231st Street)	YDS	2	\$ 95.00	\$ 190.00
			STORM SEWER TOTAL:		\$ 316,412.00

Qty	Measurement	Size	Material	Unit Price	Gross Price
266	Linear feet of	18"	RCP	\$ 49.00	\$ 13,034.00
158	Linear feet of	21"	RCP	\$ 57.00	\$ 9,006.00
850	Linear feet of	24"	RCP	\$ 68.00	\$ 57,800.00
917	Linear feet of	30"	RCP	\$ 79.00	\$ 72,443.00
654	Linear feet of	36"	RCP	\$ 105.00	\$ 68,670.00
156	Linear feet of	42"	RCP	\$ 149.00	\$ 23,244.00

EROSION CONTROL

			Quantity	Unit Price	Gross Price
	Beehive Protection	EA	17.0	\$ 90.00	\$ 1,530.00
	Silt Fence	LF	1,590	\$ 1.25	\$ 1,987.50
	EC Blanket w/ Perm Seed	SY	10,003	\$ 1.29	\$ 12,903.87
	Temporary Seed w/ Mulch	SY	10,003	\$ 0.28	\$ 2,800.84
			EROSION CONTROL TOTAL:		\$ 19,222.21

Bond Estimate Prepared by:

TOTAL \$ 335,634.21

Signature: Jim Pence

Printed Name: Jim Pence
Title: Project Manager
Date: 4/26/2021

SUBDIVISION BOND

Bond No.: 72BSBIP4331

Principal Amount: \$402,762.00

KNOW ALL MEN BY THESE PRESENTS, that we Lennar Homes of Indiana, Inc., 11555 N. Meridian St., Suite 400, Carmel, IN 46032 as Principal, and Hartford Fire Insurance Company, One Hartford Plaza, Hartford, CT 06155-0001 a Connecticut Corporation, as Surety, are held and firmly bound onto Board of Hamilton County Commissioners, 1 Hamilton Square, Noblesville, IN 46060, as Obligee, in the penal sum of Four hundred two thousand seven hundred sixty two and 00/100 Dollars (\$402,762.00) lawful money of the United States of America, for the payment of which will and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Lennar Homes of Indiana, Inc. has agreed to construct in Auburn Estates Subdivision, in Hamilton County, IN the following improvements:

Regulated Drain Improvements

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvement herein described, and shall save the Obligee 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 until released by the Obligee, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed per the requirement of the Obligee, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed, but only by doing a rider to this original bond.

Signed, sealed and dated, this 11th day of June, 2021.

Lennar Homes of Indiana, Inc. a
Delaware corporation
Principal

Hartford Fire Insurance
Company
Surety

By: _____

By: _____

Name and Title: KATH LISA

Name and Title: Mary Ann Garcia, Attorney-in-Fact



POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
 BOND, T-12
 One Hartford Plaza
 Hartford, Connecticut 06155
bond.claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Code: Marsh

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of unlimited:

Mary Ann Garcia
 of
 Houston, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on August 1, 2009 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
 COUNTY OF HARTFORD } ss. Hartford

On this 6th day of May, 2015, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

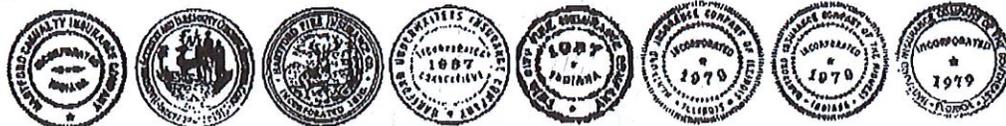


Norm M. Stranko

Norm M. Stranko
 Notary Public
 My Commission Expires March 31, 2023

CERTIFICATE

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of June 11, 2021
 Signed and sealed at the City of Hartford.



Kevin Heckman

Kevin Heckman, Assistant Vice President

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Mary Nagle Drain
Auburn Estates Section 1 Relocation

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **Mary Nagle Drain, Auburn Estates Section 1 Relocation** on **September 27, 2021** at **9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

STATE OF INDIANA)
) SS BEFORE THE HAMILTON
)
COUNTY OF HAMILTON) DRAINAGE BOARD

**IN THE MATTER OF Mary Nagle Drain, Auburn Estates Section 1
Relocation**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **September 27, 2021** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

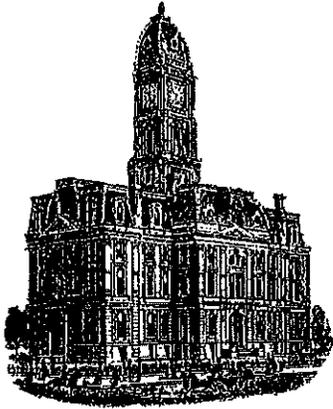
The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Steven C. Dillinger
PRESIDENT

ATTEST: Lynette Mosbaugh
SECRETARY



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

April 12, 2022

Re: Mary Nagle Drain, Auburn Estates Sec. 1 Relocation

Attached are as-built, certificate of completion & compliance, and other information for Auburn Estates Sec. 1 Relocation. 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 August 6, 2021. The report was approved by the Board at the hearing held September 27, 2021. (See Drainage Board Minutes Book 20, Pages 157-160) The changes are as follows: the 12" RCP was shortened from 77 feet to 58 feet. The 24" RCP was shortened from 970 feet to 968 feet. The 30" RCP was shortened from 921 feet to 918 feet. The 36" RCP was shortened from 804 feet to 652 feet. There was 154 feet of 36" RCP was upsized to 42" RCP. The open ditch was shortened from 735 feet to 702 feet. The length of the drain due to the changes described above is now **3,876 feet**. It should be noted that this project vacated 2,433 feet of existing drain tile.

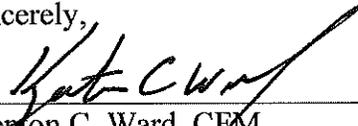
The non-enforcement was approved by the Board at its meeting on September 27, 2021 and recorded under instrument #2022011274.

The following sureties were guaranteed by The Hartford and released by the Board on its April 11, 2022, meeting.

Bond-LC No:72BSBIP4331
Amount: \$402,762.00
For: Storm Sewers & SSD
Issue Date: June 11, 2021

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

Sincerely,



Kenton C. Ward, CEM
Hamilton County Surveyor

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Auburn Estates Section 1

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:  Date: 12/3/2021

Type or Print Name: Andrew D. Baxter Jr.

Business Address: 10505 North College Ave.

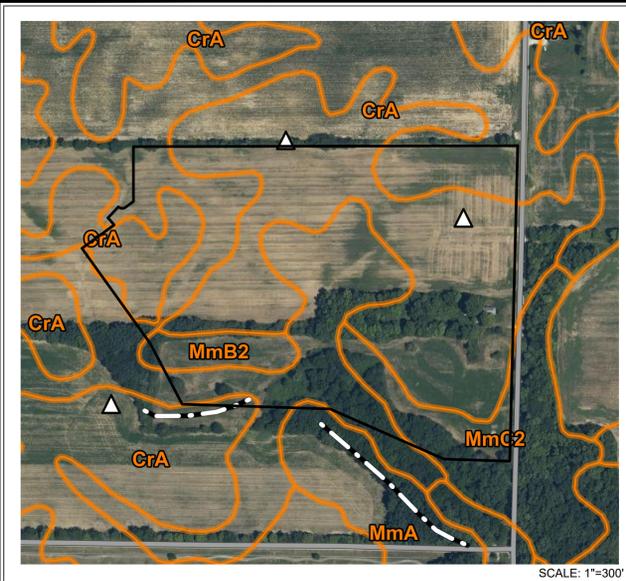
Indianapolis, IN 46280

Telephone Number: 317-846-6611



INDIANA REGISTRATION NUMBER

20400029



SOILS MAP

RECORD DRAWING
11/30/2021

ANDREW D. BAXTER JR., L.S. 20400029



RECORD DRAWINGS FOR AUBURN ESTATES SECTION ONE CICERO, IN

SECTION 1
DESIGN DATA:

ZONING: PUD
TOTAL ACREAGE - 30.48
NUMBER OF LOTS - 62
DISTURBED AREA - 31.06 AC.

STREET LENGTH:
HOLLISTER WAY 1,242.37'
LIVELY PLACE 1,845.90'
LEO DRIVE 175.00'
TOTAL LENGTH 3,263.27'

START CONSTRUCTION - APRIL 2021
END CONSTRUCTION - APRIL 2026

SITE ADDRESS: 23180 TOLLGATE ROAD
CICERO, INDIANA 46034



F.I.R.M. MAP

SHEET INDEX

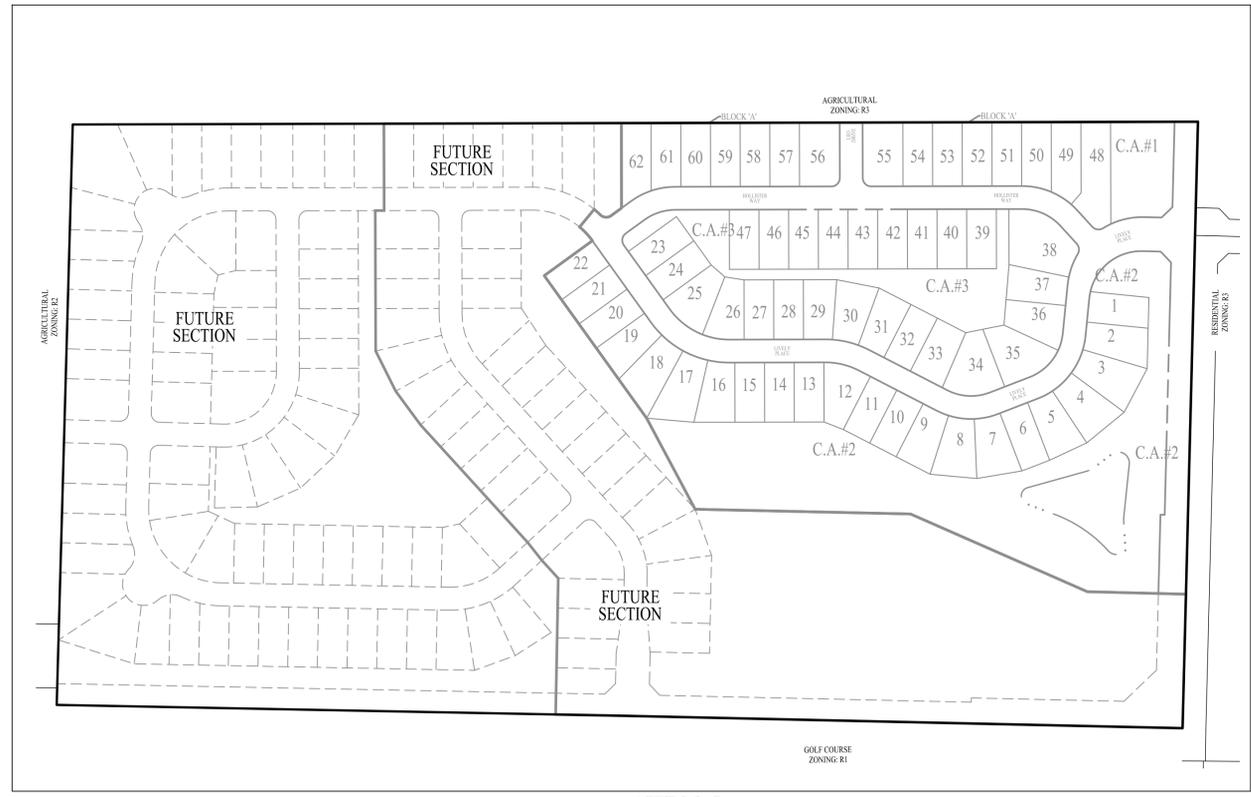
SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C100-C102	EXISTING CONDITIONS/DEMOLITION PLAN
C103-C105	EXISTING CONDITIONS SITE DISTURBANCE PLAN
C200-C202	STORMWATER POLLUTION PREVENTION PLAN PHASE 1
C203-C205	STORMWATER POLLUTION PREVENTION PLAN PHASE 2
C206-C207	STORMWATER POLLUTION PREVENTION SPECIFICATIONS
C300-C302	DEVELOPMENT PLAN
C303-C305	EMERGENCY FLOOD ROUTING PLAN
C400-C403	STREET PLAN & PROFILE & INTERSECTION DETAILS
C404	ENTRANCE PLAN
C405	MAINTENANCE OF TRAFFIC PLAN
C406-C407	TRAFFIC CONTROL/SIGNAGE/SSD PLAN
C500-C503	SANITARY SEWER PLAN & PROFILE
C600-C605	STORM SEWER PLAN & PROFILE
C700	WATER MAIN PLAN

TOWN OF CICERO STANDARDS

SHEET NO.	DESCRIPTION
1	DIRECTIONS FOR USE, GENERAL NOTES AND SHEET INDEX
2	RIGHT-OF-WAY & UTILITY EASEMENT GUIDELINES
3	RIGHT-OF-WAY & UTILITY EASEMENT GUIDELINES & PAVEMENT REQUIREMENTS
4	PAVEMENT, CURB & SIDEWALK DETAILS AND NOTES
5	MISCELLANEOUS DETAILS AND NOTES
6	STORM SEWER DETAILS AND NOTES
7	STREET RESTORATION DETAILS
8	STREET SIGNS AND PAVEMENT MARKINGS
9	SANITARY SEWER DETAILS AND NOTES
10	WATER SYSTEM DETAILS AND NOTES
11	WATER SYSTEM DETAILS AND NOTES
12	WATER SYSTEM DETAILS AND NOTES
13	RETENTION POND DETAILS AND NOTES
14	DETENTION POND DETAILS AND NOTES
15	MISCELLANEOUS DETAILS
16	MISCELLANEOUS SPECIFICATIONS

GENERAL NOTES

- 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 LOCATIONS OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- 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.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE A TRENCH SAFETY SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONFIRM THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0043G AND 18057C0131G, DATED NOVEMBER 14, 2014.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES CONTAIN WETLANDS AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, CICERO, INDIANA, NATIONAL WETLANDS INVENTORY MAP.
- ALL WATER MAINS, HYDRANTS, AND WATER VALVES SHALL BE INSPECTED AND SHALL COMPLY WITH BACKFILL, BEDDING, AND THRUST BLOCK REQUIREMENTS PER CICERO UTILITIES DETAIL SHEETS.



SITE MAP

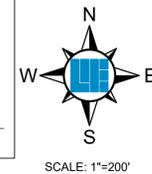
DESCRIPTION

A part of the East Half of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 2, Township 19 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of the West Half of said Northeast Quarter Section; thence along the East line of said Half Quarter Section North 01 degrees 27 minutes 19 seconds East 314.67 feet (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) to the POINT OF BEGINNING; thence North 88 degrees 32 minutes 41 seconds East 232.86 feet; thence North 66 degrees 22 minutes 07 seconds West 455.26 feet; thence North 88 degrees 44 minutes 17 seconds West 508.04 feet; thence North 28 degrees 11 minutes 16 seconds West 242.56 feet; thence North 35 degrees 48 minutes 10 seconds West 412.68 feet; thence North 54 degrees 11 minutes 50 seconds East 140.00 feet to a point on a non-tangent curve concave southwesterly having a radius of 173.00 feet, the radius point bears South 54 degrees 11 minutes 50 seconds West; thence Northwesterly 44.22 feet along said curve to a point that bears North 39 degrees 33 minutes 12 seconds East from the radius point; thence North 39 degrees 33 minutes 12 seconds East 54.00 feet to a point on a curve having a radius of 227.00 feet, the radius point bears South 39 degrees 33 minutes 12 seconds West; thence Southeasterly 19.23 feet along said curve to a point that bears North 44 degrees 24 minutes 25 seconds East from the radius point, said point also being the point of reverse curvature of a curve concave northerly having a radius of 20.00 feet, the radius point bears North 44 degrees 24 minutes 25 seconds East; thence Easterly 28.00 feet along said curve to the point of tangency which bears South 35 degrees 48 minutes 10 seconds East from the radius point; thence North 54 degrees 11 minutes 50 seconds East 30.36 feet; thence North 00 degrees 07 minutes 52 seconds West 199.56 feet to the south line of the lands of KAS, LP as described in Instrument No. 9609617244; thence parallel with the north line of the Northwest Quarter of said Section North 89 degrees 51 minutes 12 seconds East 28.60 feet; thence parallel with the north line of the Northeast Quarter of said Section North 89 degrees 52 minutes 08 seconds East 1331.42 feet to a point on the east line of said Half Quarter Section distant 1765.50 feet south of the Northeast Corner of said Half Quarter Section; thence along said East line South 01 degrees 27 minutes 19 seconds West 1109.80 feet to the point of beginning, containing 30.48 acres, more or less.

BENCHMARK INFORMATION

- PROJECT BENCHMARK
HCBR 93 - A TWO INCH BRASS DISK STAMPED HAMILTON COUNTY GEODETIC CONTROL, SET IN THE TOP OF THE SOUTHWEST END OF THE HEADWALL ON THE SOUTH SIDE OF THE 231ST STREET BRIDGE OVER BEAR SLIDE CREEK. ELEV=838.52 NAVD 88
- TBM #1
THE SOUTHEAST CORNER OF A CONCRETE SLAB FOR UTILITY STRUCTURES, LOCATED 1431 FEET NORTH OF THE CENTER OF 231ST STREET AND 22 FEET WEST OF THE CENTER OF TOLLGATE ROAD. ELEV=842.78 NAVD 88
- TBM #2
A HARRISON CAST IRON MONUMENT LOCATED ON THE NORTH EDGE OF PAVEMENT OF 231ST STREET AND 1/4 MILE WEST OF THE CENTER OF TOLLGATE ROAD. ELEV=847.24 NAVD 88



OPERATING AUTHORITIES

- TOWN OF CICERO UTILITIES**
1159 STRINGTOWN PIKE
CICERO, IN 46034
CONTACT: TERRY COOPER
317-984-4833
- HAMILTON COUNTY HIGHWAY DEPARTMENT**
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
CONTACT: JIM NEAL
317-773-7770
- HAMILTON COUNTY SURVEYOR'S OFFICE**
ONE HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
CONTACT: ANDY CONOVER
317-776-8495
- DUKE ENERGY**
100 S. MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
CONTACT: JESSICA HERRINGTON
- VECTREN ENERGY**
1600 ALLISONVILLE ROAD
NOBLESVILLE, INDIANA 46060
CONTACT: CHAD MILLER
- AT&T**
240 N. MERIDIAN ST. RM 280
INDIANAPOLIS, INDIANA 46204
CONTACT: BRIAN PETERS
- CICERO/JACKSON TOWNSHIP PLAN COMMISSION**
331 E. JACKSON ST.
CICERO, INDIANA 46034
CONTACT: C.J. TAYLOR
317-984-5845
- HAMILTON COUNTY COMMISSIONERS**
ONE HAMILTON COUNTY SQUARE, STE. 157
NOBLESVILLE, INDIANA 46060
CONTACT: CHRISTINE ALTMAN
317-575-0599
- JACKSON TOWNSHIP FIRE DEPT.**
508 W. MAIN ST.
ARCADIA, INDIANA 46030
CONTACT: STEVE WHITE
317-984-3443
- COMCAST**
5330 E. 65TH ST.
INDIANAPOLIS, INDIANA 46220
CONTACT: MATT STRINGER
317-774-3384

PLANS PREPARED FOR:

LENNAR HOMES OF INDIANA, INC.
11555 N. MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
PHONE: 317-659-3232
CONTACT PERSON: STU HUCKELBERRY
EMAIL: STUART.HUCKELBERRY@LENNAR.COM

PLANS PREPARED BY:



Land Surveying | Civil Engineering
Landscape Architecture

10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
PHONE: (317) 846-6611
CONTACT PERSON: JIM PENCE
EMAIL: pencej@weihe.net



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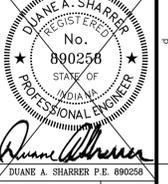
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



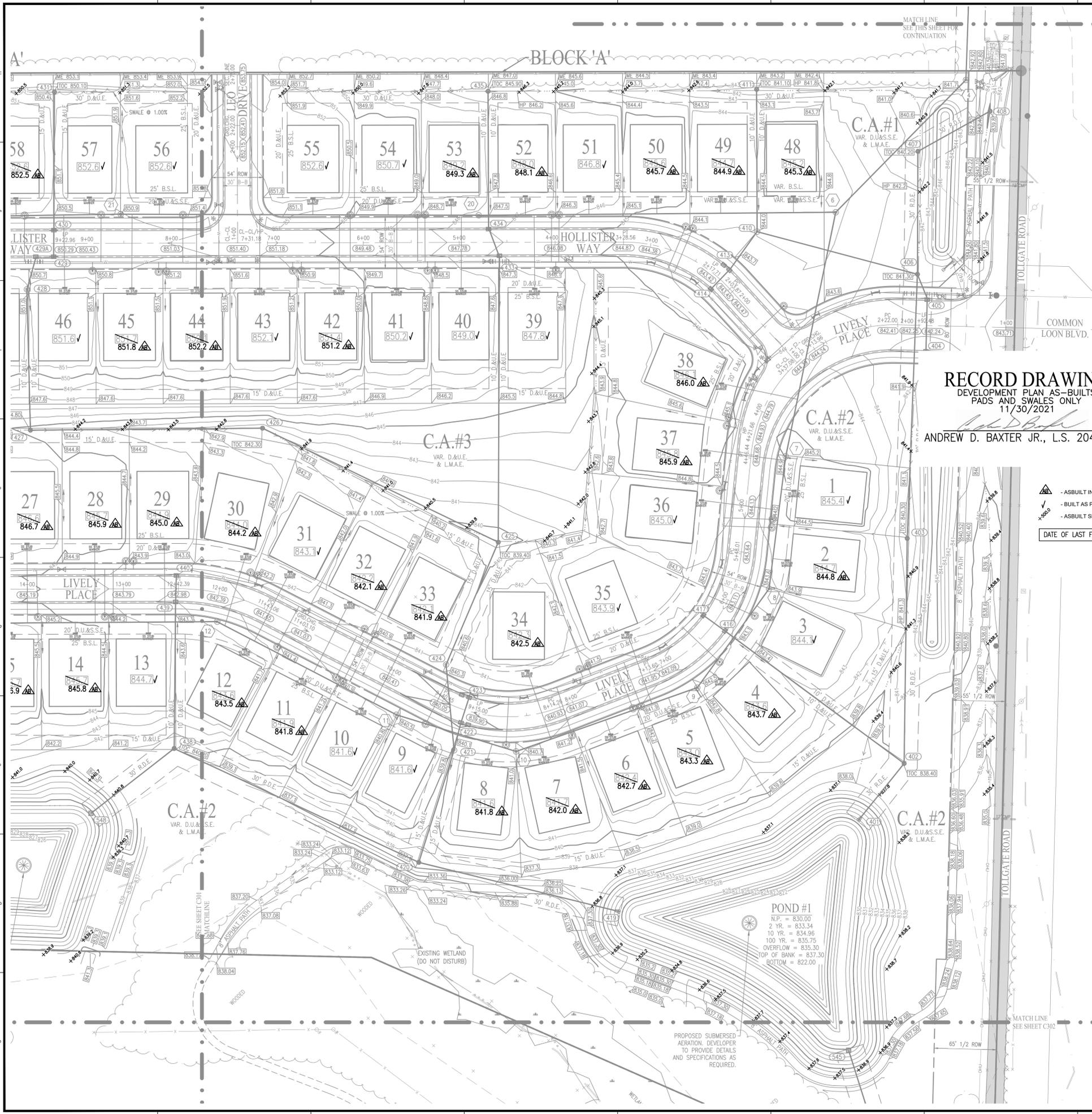
PROJECT NO.:	W200412-1
DATE:	03/05/2021
BY:	SSS
DATE:	03/05/2021
BY:	SSS
DATE:	04/02/2021
BY:	SSS
DATE:	04/15/2021
BY:	SSS
DATE:	09/07/2021

REVISIONS AND ISSUES	DATE	BY
REVISION PER AGENCY COMMENTS	03/05/2021	SSS
REVISION PER AGENCY COMMENTS	04/02/2021	SSS
REVISION PER AGENCY COMMENTS	04/15/2021	SSS
REVISION PER AGENCY COMMENTS	09/07/2021	SSS



PREPARED FOR:
AUBURN ESTATES SECTION ONE
LENNAR HOMES OF INDIANA, INC.

TITLE SHEET
SHEET NO. **C001**
PROJECT NO. **W200412-1**



RECORD DRAWING
 DEVELOPMENT PLAN AS-BUILTS
 PADS AND SWALES ONLY
 11/30/2021

ANDREW D. BAXTER JR., L.S. 20400029



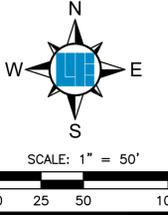
- ▲ - AS-BUILT INFORMATION
 - ✓ - BUILT AS PLANNED
 - ▲ - AS-BUILT SPOT ELEVATION
- DATE OF LAST FIELDWORK: 11/1/2021

GENERAL GRADING NOTES

1. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS.
2. FILL MATERIAL SHALL CONSIST OF SOIL OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. SOIL SHALL BE FREE FROM ORGANIC MATTER, LARGE ROCKS AND OTHER DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TESTS SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS. THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE IS 3:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES AND OTHER FACILITIES IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
6. COMPACTED "B" BORROW BACK FILL READ OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ANY PART OF SANITARY / STORM SEWER AND WATER MAIN TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF SOIL IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVING OR IMPORTING OF SOIL.
11. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
12. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE INSTALLED SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
13. GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER - STREET CROSSINGS.
14. ALL PROPOSED CURB TO BE ROLL CURB UNLESS NOTED OTHERWISE.
15. ALL 6" STD TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.

LEGEND

---	= RIGHT-OF-WAY LINE	TYP.	= TYPICAL
---	= PROPOSED STORM SEWER LINE	PROP.	= PROPOSED
---	= EXISTING STORM SEWER LINE	EX.	= EXISTING
---	= SWALE	R.	= RADIUS
---	= SSD	V.W.	= VARIABLE WIDTH
---	= PROPOSED SANITARY SEWER LINE	MLAG	= MINIMUM LOWEST ADJACENT GRADE
---	= EXISTING SANITARY SEWER LINE	ROW	= RIGHT-OF-WAY
---	= SANITARY SEWER MANHOLE	B-S	= BACK OF CURB
---	= SANITARY SEWER LATERAL	860.4	= PAD ELEV
---	= PROPOSED WATER LINE	B.S.L.	= BUILDING SETBACKLINE
---	= EXISTING WATER LINE	HP	= HIGH POINT
---	= FLOW DIRECTION	HP	= ADA RAMP
---	= PROPOSED ELEVATION	STR	= STRUCTURE
---	= EXISTING CONTOURS	D.E.	= DRAINAGE EASEMENT
---	= PROPOSED BEEHIVE INLET	D.U.&S.E.	= DRAINAGE AND UTILITY EASEMENT
---	= STORM INLET	D.U.&S.E.	= CONCRETE END SECTION
---	= TOP OF CASTING	ME	= MATCH EXISTING
---	= INVERT		
---	= REINFORCED CONCRETE PIPE		
---	= MANHOLE		
---	= STRUCTURE		
---	= DRAINAGE EASEMENT		
---	= DRAINAGE AND UTILITY EASEMENT		
---	= CONCRETE END SECTION		
---	= MATCH EXISTING		



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 800 | 452 - 6408
 317 | 843 - 0546 fax

WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture

PROJECT NO.:	W200412-1
DWG. NAME:	AS-BUILTS
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	JP
DATE:	01-13-2021

REVISIONS AND ISSUES
 01/05/2021
 01/07/2021
 01/13/2021



PREPARED FOR:
AUBURN ESTATES SECTION ONE
 LENNAR HOMES OF INDIANA, INC.
 DEVELOPMENT PLAN

SHEET NO.
C300
 PROJECT NO.
 W200412-1

LOCATION: H:\2020\W200412\Section 1\Engineering\submittal\03\AS-Built Development Plan.dwg
 DATE/TIME: December 02, 2021 1:43pm
 PLOTTED BY: jmm

GENERAL GRADING NOTES

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LEGEND

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	PROPOSED STORM SEWER LINE		PROP. = PROPOSED
	EXISTING STORM SEWER LINE		EX. = EXISTING
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	SSD		V.W. = VARIABLE WIDTH
	PROPOSED SANITARY SEWER LINE		MLAG = MINIMUM LOWEST ADJACENT GRADE
	EXISTING SANITARY SEWER LINE		ROW = RIGHT-OF-WAY
	SANITARY SEWER LATERAL		B&B = BACK OF CURB
	PROPOSED WATER LINE		860.4 = PAD ELEV
	FLOW DIRECTION		B.S.L. = BUILDING SETBACK LINE
	EXISTING CONTOURS		HP = HIGH POINT
	PROPOSED ELEVATION		* = ADA RAMP
	STORM BEEHIVE INLET		⊕ = FIRE HYDRANT
	STORM INLET		
	TOP OF CASTING		
	INVERT		
	REINFORCED CONCRETE PIPE		
	MANHOLE		
	M.H.		
	STRUCTURE		
	DRAINAGE EASEMENT		
	DRAINAGE AND UTILITY EASEMENT		
	DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT		
	CONCRETE END SECTION		
	MATCH EXISTING		

BENCHMARK INFORMATION

PROJECT BENCHMARK
 HCBR 93 - A TWO INCH BRASS DISK STAMPED HAMILTON COUNTY GEODETIC CONTROL, SET IN THE TOP OF THE SOUTHWEST END OF THE HEADWALL ON THE SOUTH SIDE OF THE 231ST STREET BRIDGE OVER BEAR SLIDE CREEK.
 ELEV.=838.52 NAVD 88

TBM #1
 THE SOUTHWEST CORNER OF A CONCRETE SLAB FOR UTILITY STRUCTURES, LOCATED 431 FEET NORTH OF THE CENTER OF 231ST STREET AND 22 FEET WEST OF THE CENTER OF TOLLGATE ROAD.
 ELEV.=842.78 NAVD 88

TBM #2
 A HARRISON CAST IRON MONUMENT LOCATED ON THE NORTH EDGE OF PAVEMENT OF 231ST STREET AND 114 MILE WEST OF THE CENTER OF TOLLGATE ROAD.
 ELEV.=847.24 NAVD 88

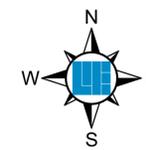
RECORD DRAWING
 DEVELOPMENT PLAN AS-BUILTS
 PADS AND SWALES ONLY
 11/30/2021

ANDREW D. BAXTER JR., L.S. 20400029



- AS-BUILT INFORMATION
- BUILT AS PLANNED
- AS-BUILT SPOT ELEVATION

DATE OF LAST FIELDWORK: 11/1/2021



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 317 | 843 - 0546 fax
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
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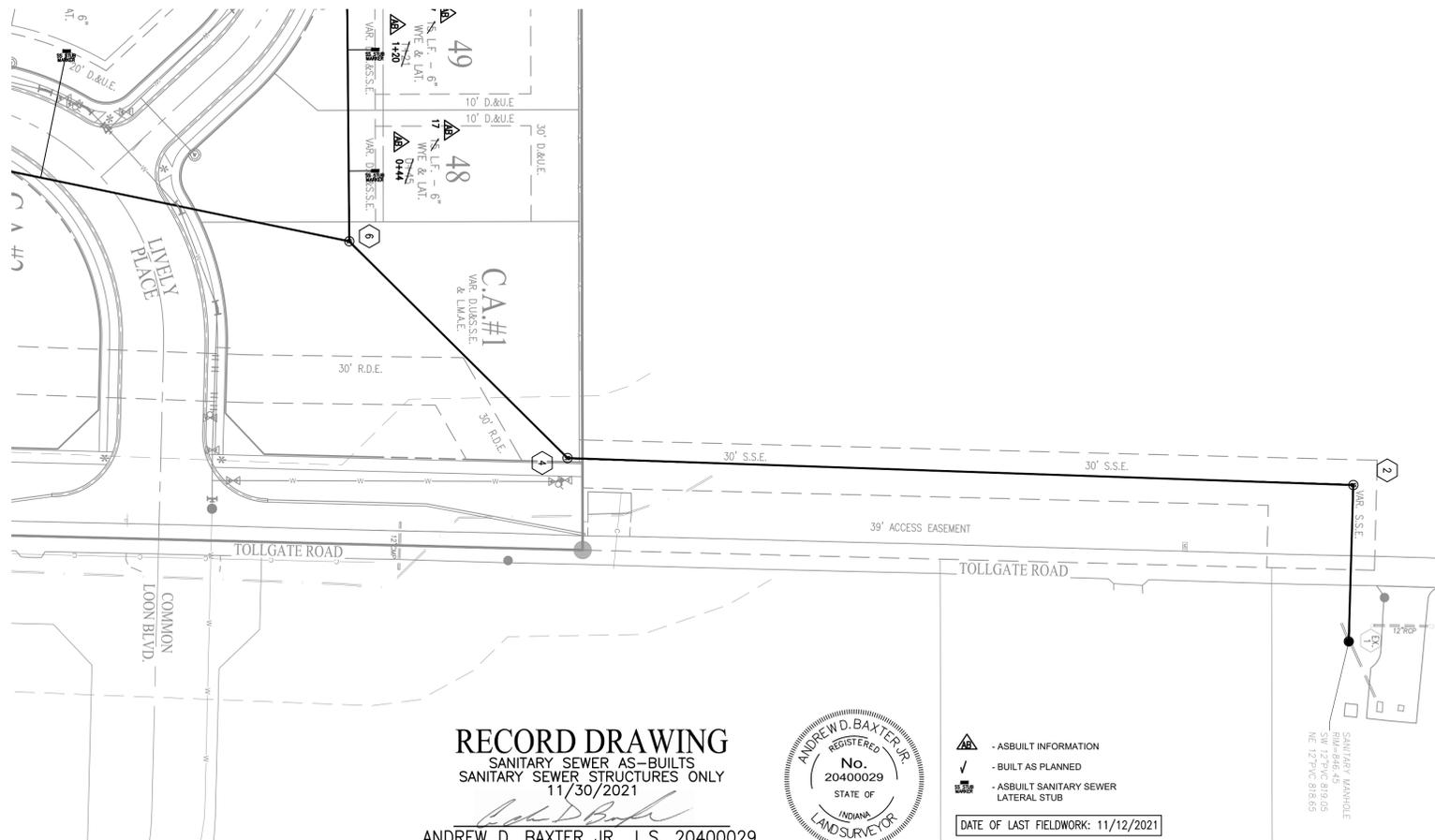
PROJECT NO.:	W200412-1
DWG. NAME:	AS-BUILT DEVELOPMENT PLAN
DESIGNED BY:	AD
DRAWN BY:	AD
CHECKED BY:	AD
DATE:	11-13-2021

DATE:	10/05/2021
BY:	AD
REVISIONS AND ISSUES:	REVISION PER AGENCY COMMENTS 04/15/2021 04/15/2021 09/07/2021

DIANE A. SHARRER, P.E. 890258
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA

PREPARED FOR:
AUBURN ESTATES SECTION ONE
 LENNAR HOMES OF INDIANA, INC.
 DEVELOPMENT PLAN
 SHEET NO. **C301**
 PROJECT NO. **W200412-1**

LOCATION: H:\2020\W200412\Section 1\Engineering\submittals\AS-Built_C300_Development_Plan.dwg
 DATE/TIME: December 02, 2021 11:45:09am
 PLOTTED BY: hanning



RECORD DRAWING
 SANITARY SEWER AS-BUILTS
 SANITARY SEWER STRUCTURES ONLY
 11/30/2021
 ANDREW D. BAXTER JR., L.S. 20400029



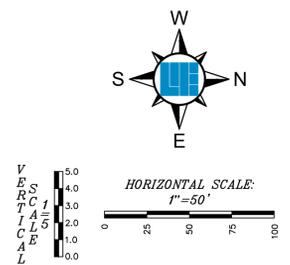
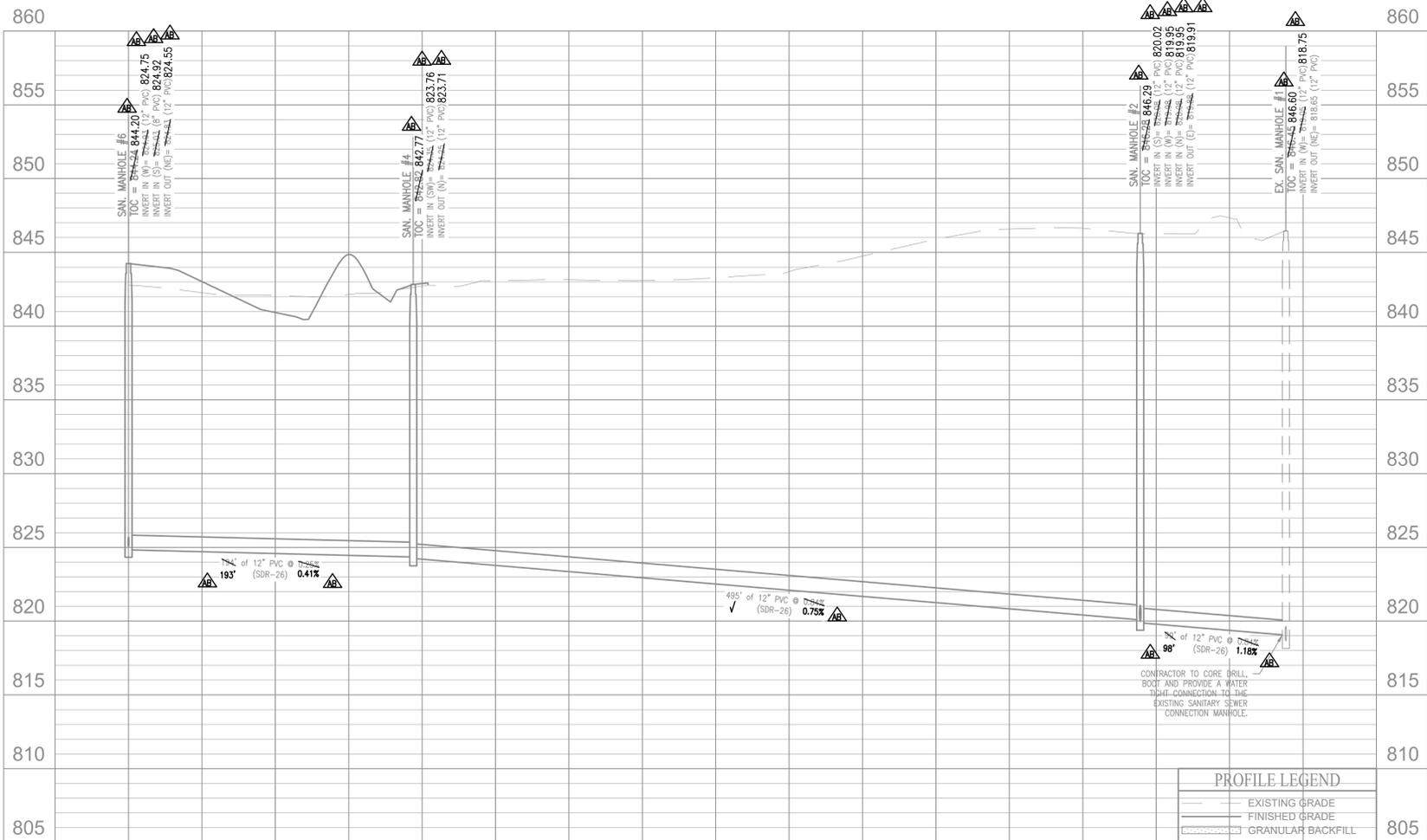
- AS-BUILT INFORMATION
 - BUILT AS PLANNED
 - AS-BUILT SANITARY SEWER LATERAL STUB
- DATE OF LAST FIELDWORK: 11/12/2021
- NOTE: ALL PIPE LENGTHS ARE CALCULATED FROM CENTER OF CASTING TO CENTER OF CASTING

SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONTACT APPLICABLE UNDERGROUND-PLANT PROTECTION/LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK.
2. THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER IF UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
4. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY OWNERS TO VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF UTILITIES.
6. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
7. ANY PART OF SANITARY SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. MINIMUM CLEARANCE BETWEEN STORM/SANITARY SEWER SYSTEMS & WATER LINES SHALL BE 10' HORIZONTAL & 18" VERTICAL.
10. CONTRACTOR TO INSTALL CONCRETE CRADLES AT PIPE CROSSING WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
11. SANITARY SEWER LINES WITHIN 10' OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
12. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO ITS CONDITION PRIOR TO CONSTRUCTION.
13. WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
14. COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
15. ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS RATED FOR H20 LOADING.
16. FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO SANITARY SEWER INSTALLATION.
17. SANITARY SEWER LATERALS SHALL BE BACKFILLED WITH GRANULAR MATERIAL FOR THE ENTIRE LENGTH OF THE PIPE.
18. ALL EXISTING MANHOLES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.
19. CONTRACTOR TO CORE DRILL, BOOT AND PROVIDE A WATER TIGHT CONNECTION TO THE EXISTING SANITARY SEWER CONNECTION MANHOLE.

LEGEND

- | | | | |
|--|---|--|---------------------------------|
| | = RIGHT-OF-WAY LINE | | = TYPICAL |
| | = PROPOSED STORM SEWER LINE | | = PROPOSED |
| | = EXISTING STORM SEWER LINE | | = EXISTING |
| | = SSD | | = RADIUS |
| | = PROPOSED SANITARY SEWER LINE | | = VARIABLE WIDTH |
| | = EXISTING SANITARY SEWER LINE | | = MINIMUM LOWEST ADJACENT GRADE |
| | = SANITARY SEWER MANHOLE | | = RIGHT-OF-WAY |
| | = SANITARY SEWER LATERAL | | = BACK OF CURB |
| | = PROPOSED WATER LINE | | = HIGH POINT |
| | = STORM SEWER INLET | | = ADA RAMP |
| | = STORM INLET | | = FIRE HYDRANT |
| | = TOP OF CASTING | | |
| | = INVERT | | |
| | = REINFORCED CONCRETE PIPE | | |
| | = MANHOLE | | |
| | = STRUCTURE | | |
| | = DRAINAGE EASEMENT | | |
| | = DRAINAGE AND UTILITY EASEMENT | | |
| | = DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT | | |
| | = CONCRETE END SECTION | | |
| | = MATCH EXISTING | | |



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 weihe.net
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 800 | 452 - 6408
 317 | 843 - 0546 fax

WEIHE ENGINEERS
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 Landscape Architecture

PROJECT NO.:	W200412-1
DATE:	03/05/2021
BY:	SSS
DATE:	04/07/2021
BY:	SSS
DATE:	04/15/2021
BY:	SSS
DATE:	09/07/2021
BY:	OK

REVISIONS AND ISSUES

REGISTERED PROFESSIONAL ENGINEER

DIANE A. SHARRER P.E. 890258

PREPARED FOR:
AUBURN ESTATES SECTION ONE
 LENNAH HOMES OF INDIANA, INC.
 SANITARY SEWER PLAN AND PROFILE

SHEET NO. **C500**

PROJECT NO. **W200412-1**

LOCATION: H:\2020\W200412\Section 1\Engineering\submittal\Cover\AB C500 Sanitary Plan.dwg
 DATE/TIME: December 02, 2021 - 5:00pm
 PLOTTED BY: baxter

- THE CONTRACTOR SHALL CONTACT APPLICABLE UNDERGROUND-UTILITY LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK.
- THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER IF UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
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- CLEARANCE BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC FIRE LINE SERVICE, SHALL MAINTAIN 10' HORIZONTAL AND 18" VERTICAL.
- CONTRACTOR TO INSTALL CONCRETE CRADLES AT PIPE CROSSING WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
- SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
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317 | 843 - 0546 (ax)
ALLAN H. WEIHE, P.E., I.L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture

PROJECT NO.:	W200412-1
DWG. NAME:	AS-BUILT SANITARY SEWER
DESIGNED BY:	AS-BUILT
DRAWN BY:	AS-BUILT
CHECKED BY:	AS-BUILT
DATE:	01-13-2021

REVISIONS AND ISSUES

DATE	BY	DESCRIPTION
03/05/2021	SS	ISSUED FOR PERMITS
04/07/2021	SS	REVISED PER AGENCY COMMENTS
04/15/2021	SS	REVISED PER AGENCY COMMENTS
09/07/2021	SS	REVISED PER AGENCY COMMENTS

DUANE A. SHARRER, P.E. 890258
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

PREPARED FOR:
AUBURN HOMES OF INDIANA, INC.
LENNAR HOMES OF INDIANA, INC.
SANITARY SEWER PLAN AND PROFILE
Section 2, Township 19 North, Range 4 East, Jackson Township, Hamilton County, Indiana

SHEET NO.
C501

PROJECT NO.
W200412-1



RECORD DRAWING
SANITARY SEWER AS-BUILTS
SANITARY SEWER STRUCTURES ONLY
11/30/2021

ANDREW D. BAXTER JR., L.S. 20400029

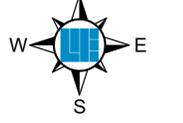


LEGEND

	RIGHT-OF-WAY LINE	TYP. PROP.	TYPICAL PROPOSED
	PROPOSED STORM SEWER LINE	EX.	EXISTING
	EXISTING STORM SEWER LINE	R	RADIUS
	SSD	V.W.	VARIABLE WIDTH
	PROPOSED SANITARY SEWER LINE	M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
	EXISTING SANITARY SEWER LINE	ROW	RIGHT-OF-WAY
	SANITARY SEWER MANHOLE	B-B	BACK OF CURB
	SANITARY SEWER LATERAL	HP	HIGH POINT
	PROPOSED WATER LINE	HP*	ADA RAMP
	STORM INLET		FIRE HYDRANT
	TOP OF CASTING		
	INVERT		
	REINFORCED CONCRETE PIPE		
	MANHOLE		
	STRUCTURE		
	DRAINAGE EASEMENT		
	DRAINAGE AND UTILITY EASEMENT		
	DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT		
	CONCRETE END SECTION		
	MATCH EXISTING		

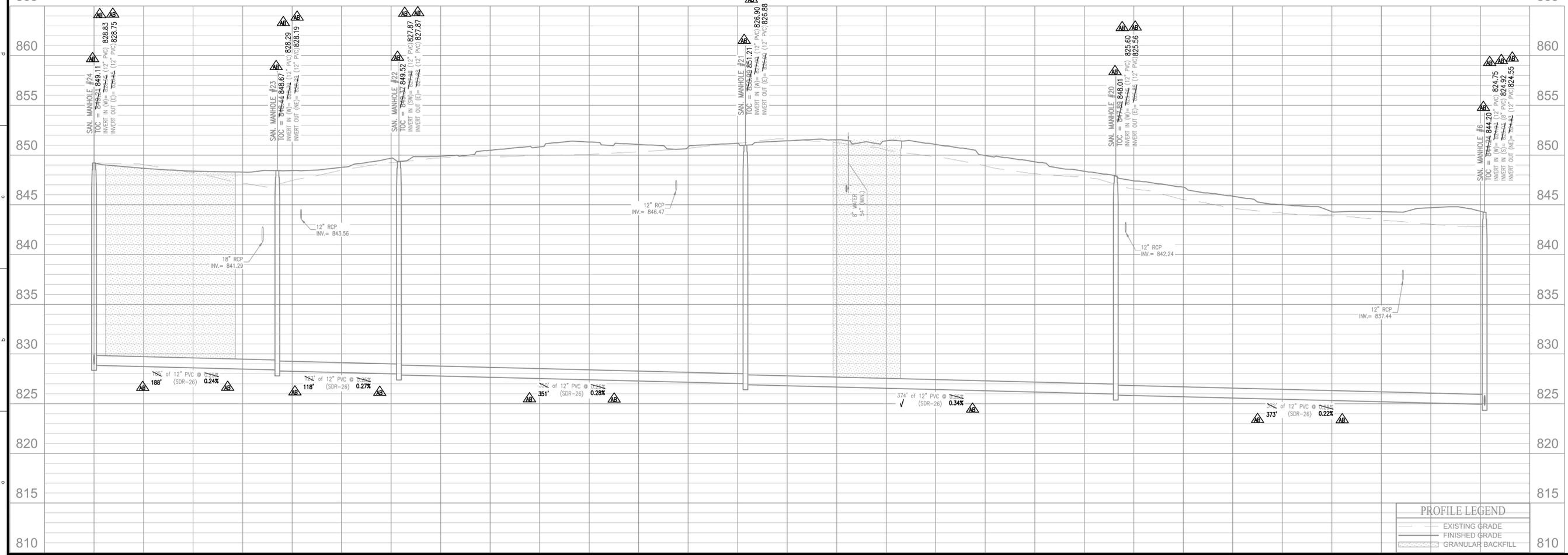


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PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND UTILITY LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.



NOTE: ALL PIPE LENGTHS ARE CALCULATED FROM CENTER OF CASTING TO CENTER OF CASTING

DATE OF LAST FIELDWORK: 11/12/2021

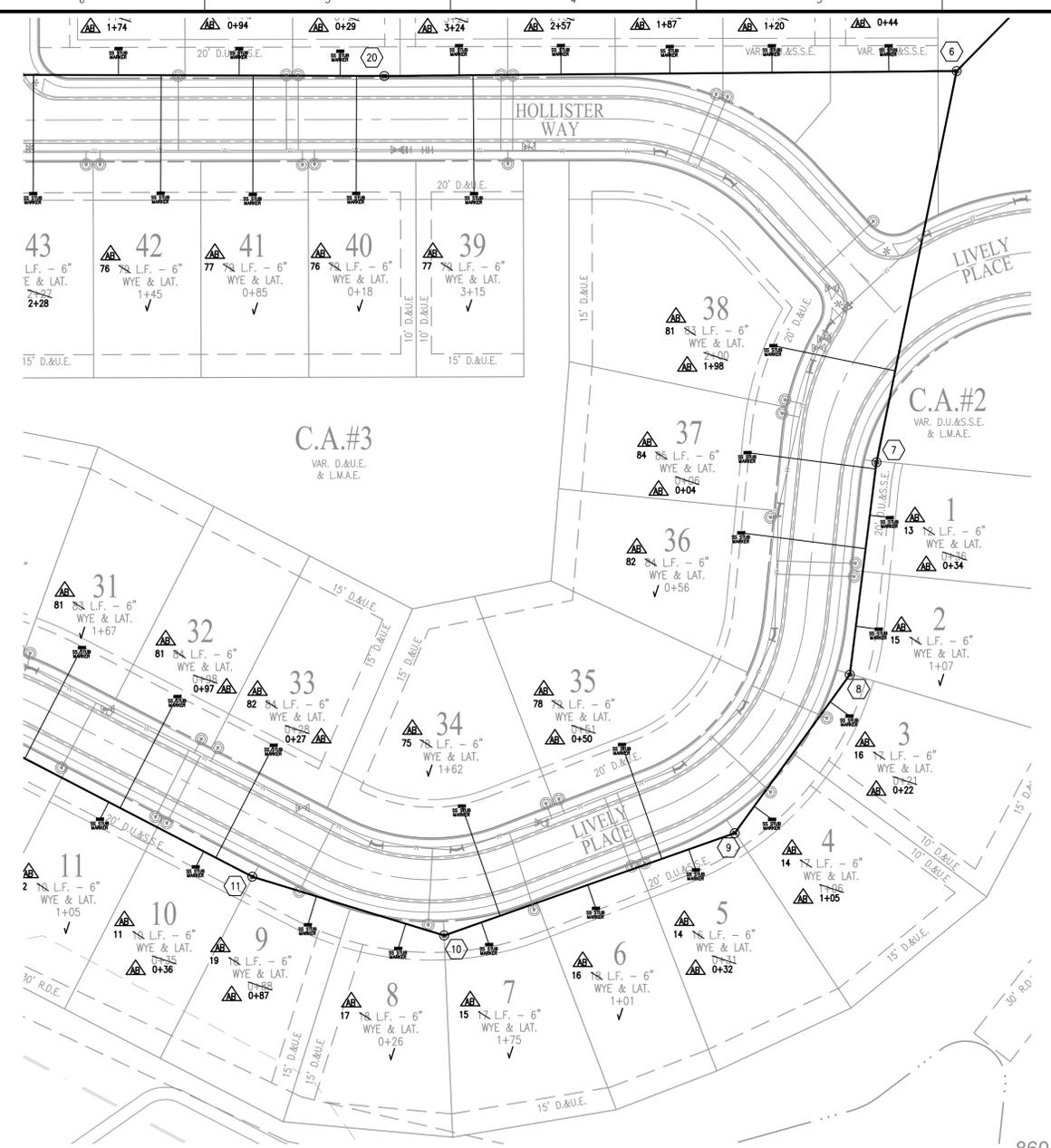


PROFILE LEGEND

	EXISTING GRADE
	FINISHED GRADE
	GRANULAR BACKFILL

LOCATION: H:\2020\W200412\Section 2\Engineering\submittal\AS-Built\AS-Built Sanitary Sewer.dwg
DATE/TIME: December 02, 2021 - 5:00pm
PLOTED BY: bmmg

LOCATION: H:\2020\W200412\Section 1\Engineering\Submittal\Cover\AB C500 Sanitary Plan.dwg
 DATE/TIME: December 02, 2021 - 5:00pm
 PLOTTED BY: bmm



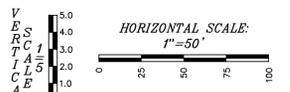
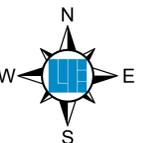
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RECORD DRAWING
 SANITARY SEWER AS-BUILTS
 SANITARY SEWER STRUCTURES ONLY
 11/30/2021
 ANDREW D. BAXTER JR., L.S. 20400029

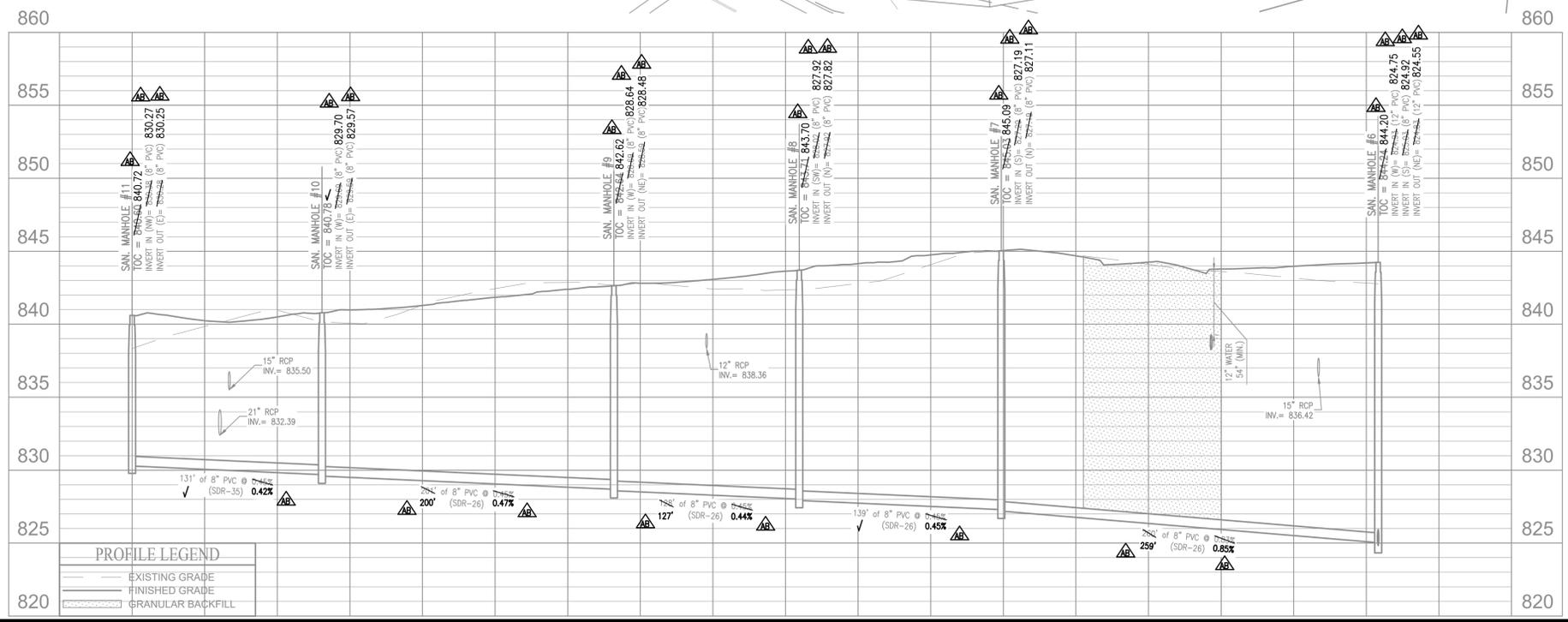


- AS-BUILT INFORMATION
 - BUILT AS PLANNED
 - AS-BUILT SANITARY SEWER LATERAL STUB
- DATE OF LAST FIELDWORK: 11/12/2021
- NOTE: ALL PIPE LENGTHS ARE CALCULATED FROM CENTER OF CASTING TO CENTER OF CASTING

- ### LEGEND
- = RIGHT-OF-WAY LINE
 - = PROPOSED STORM SEWER LINE
 - = EXISTING STORM SEWER LINE
 - = PROPOSED SANITARY SEWER LINE
 - = EXISTING SANITARY SEWER LINE
 - = SANITARY SEWER MANHOLE
 - = SANITARY SEWER LATERAL
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 I.C. 8-1-26) IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.



PROFILE LEGEND	
	EXISTING GRADE
	FINISHED GRADE
	GRANULAR BACKFILL

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WEIHE ENGINEERS
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 Landscape Architecture

DATE	BY	PROJECT NO.
03/05/2021	SSS	W200412-1
04/07/2021	SSS	
04/15/2021	SSS	
09/07/2021	SSS	

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	03/05/2021	ISSUED PER AGENCY COMMENTS
2	04/07/2021	REVISION PER AGENCY COMMENTS
3	04/15/2021	REVISION PER AGENCY COMMENTS
4	09/07/2021	REVISION PER AGENCY COMMENTS

DIANE A. SHARRER
 REGISTERED PROFESSIONAL ENGINEER
 No. 890256
 STATE OF INDIANA

PREPARED FOR:
AUBURN ESTATES SECTION ONE
 LENNAR HOMES OF INDIANA, INC.
 SANITARY SEWER PLAN AND PROFILE
 Section 2, Township 19 North, Range 4 East, Jackson Township, Hamilton County, Indiana

SHEET NO.
C502
 PROJECT NO.
 W200412-1

RECORD DRAWING
SANITARY SEWER AS-BUILTS
SANITARY SEWER STRUCTURES ONLY
11/30/2021

ANDREW D. BAXTER JR., L.S. 20400029



- AS-BUILT INFORMATION
- BUILT AS PLANNED
- AS-BUILT SANITARY SEWER LATERAL STUB

DATE OF LAST FIELDWORK: 11/12/2021

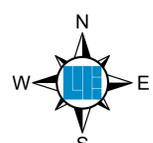
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SANITARY SEWER NOTES

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LEGEND

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- = EXISTING STORM SEWER LINE
- = SSD
- = PROPOSED SANITARY SEWER LINE
- = EXISTING SANITARY SEWER LINE
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HORIZONTAL SCALE:
1" = 50'



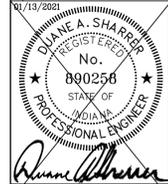
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PROJECT NO.:	W200412-1
DATE:	03/05/2021
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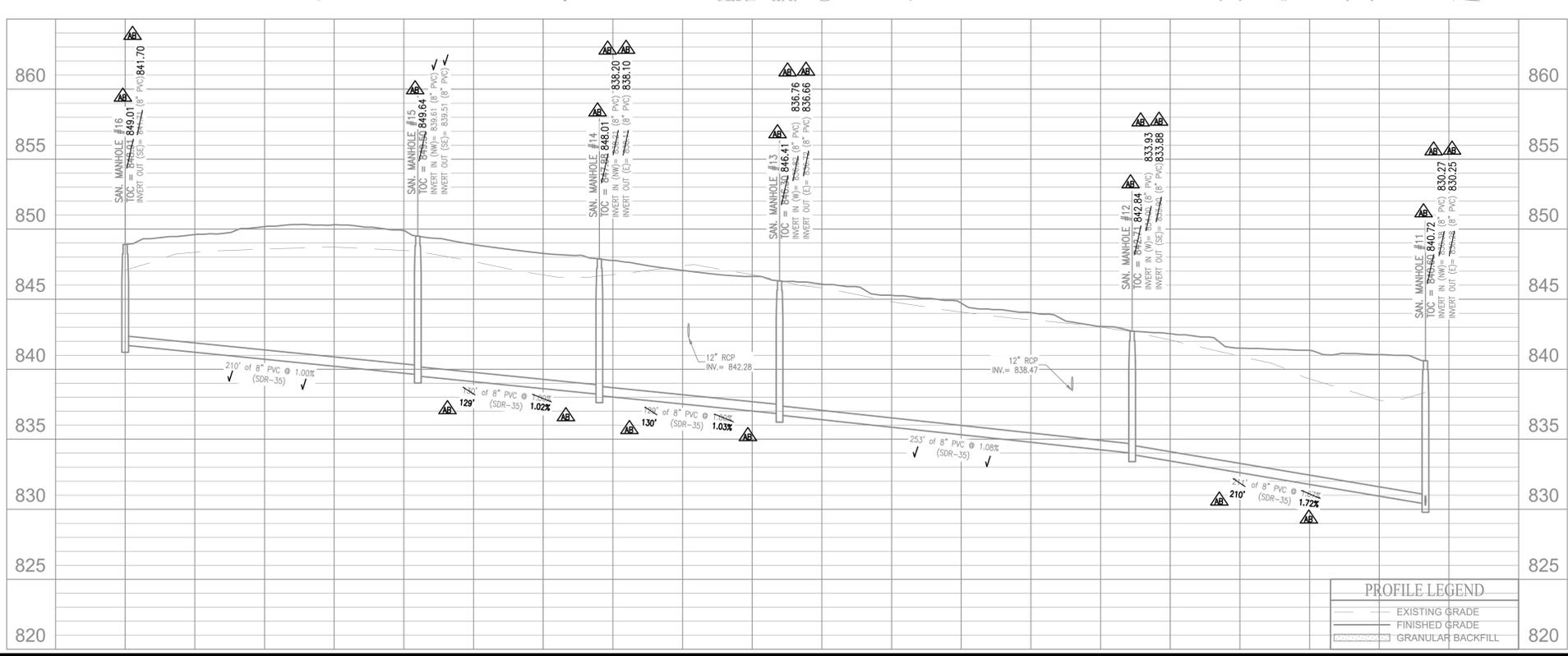
REVISIONS AND ISSUES
03/05/2021
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09/07/2021



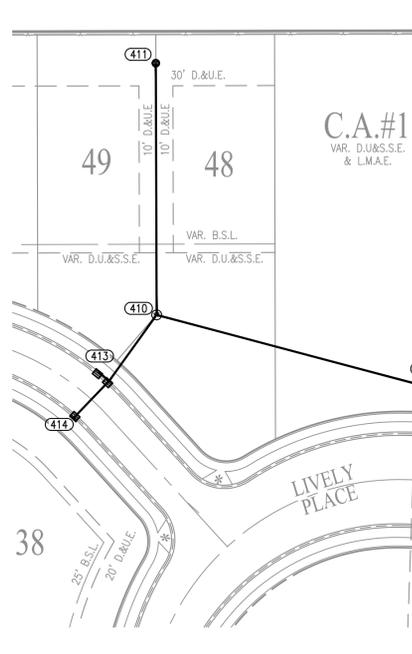
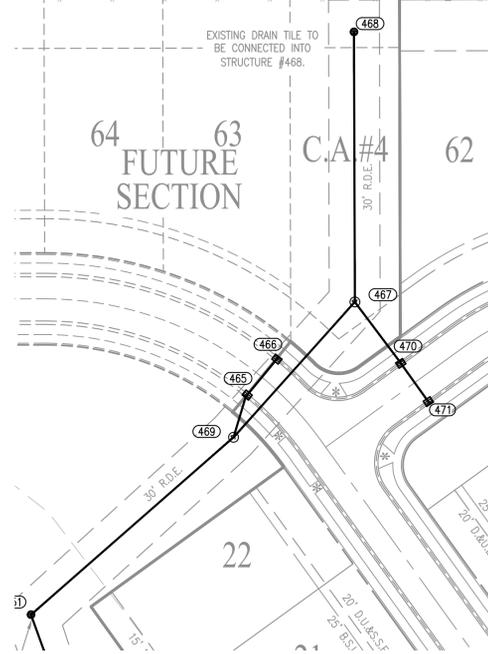
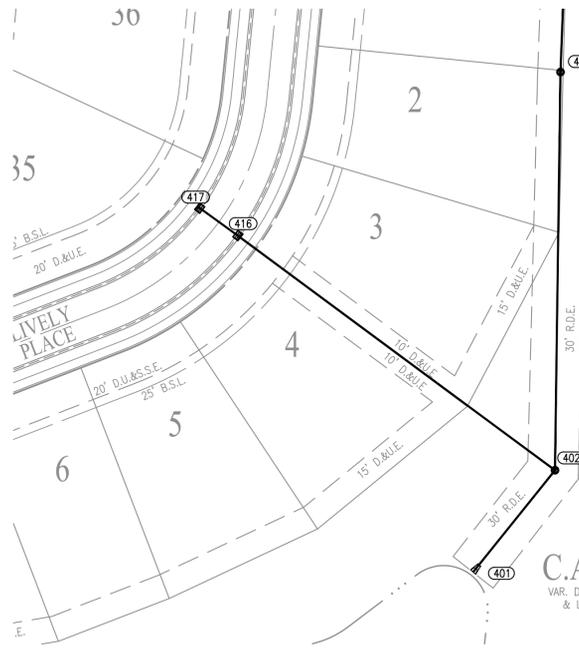
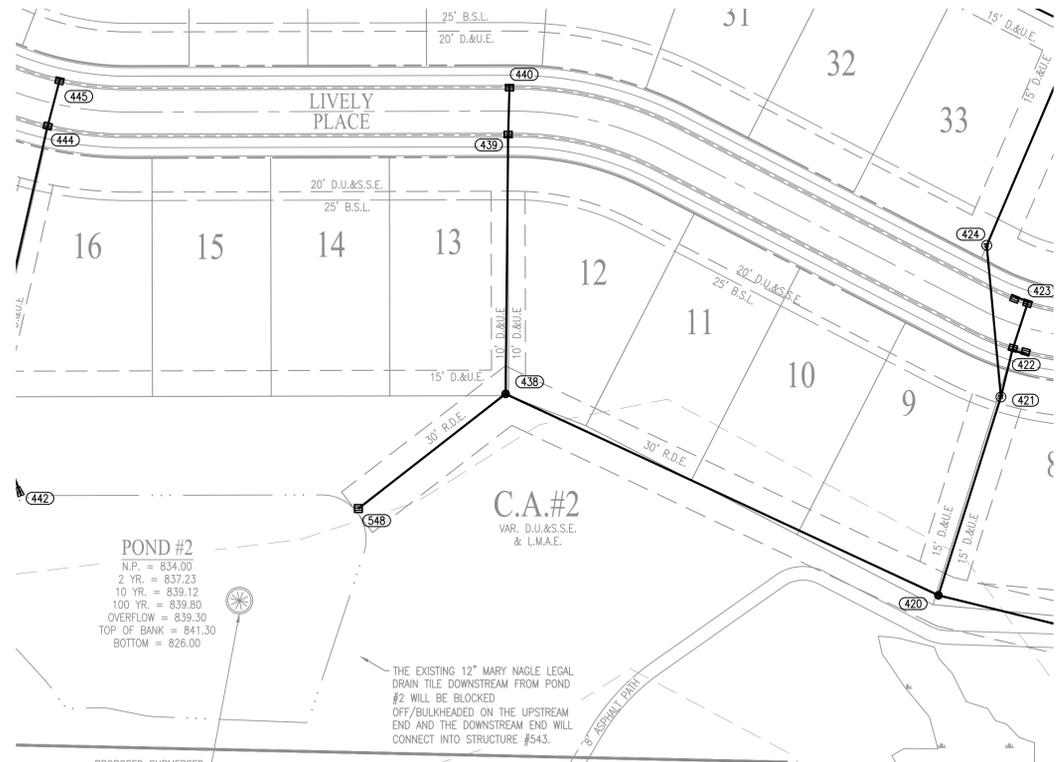
DUANE A. SHARRER P.E. 890258

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Section 2, Township 19 North, Range 4 East, Jackson Township, Hamilton County, Indiana

SHEET NO.
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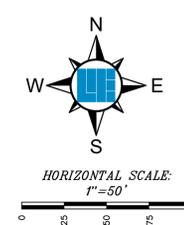
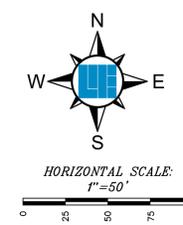
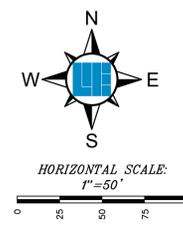
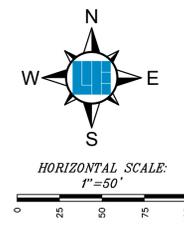


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Date Plotted: December 02, 2021 - 5:00pm
Plotted By: bmm



POND #2
 N.P. = 834.00
 2 YR. = 837.23
 10 YR. = 839.12
 100 YR. = 839.80
 OVERFLOW = 839.30
 TOP OF BANK = 841.30
 BOTTOM = 826.00

THE EXISTING 12" MARY NAGLE LEGAL DRAIN TILE DOWNSTREAM FROM POND #2 WILL BE BLOCKED OFF/BULKHEADED ON THE UPSTREAM END AND THE DOWNSTREAM END WILL CONNECT INTO STRUCTURE #543.



- LEGEND**
- RIGHT-OF-WAY LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING STORM SEWER LINE
 - SSD
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - RIGHT-OF-WAY
 - PROPOSED WATER LINE
 - STORM BEEHIVE INLET
 - TOP OF CASTING
 - INVERT
 - REINFORCED CONCRETE PIPE
 - MANHOLE
 - STRUCTURE
 - D.E.
 - D.U.E.
 - D.U.S.S.E.
 - ME
 - TYP. = TYPICAL
 - PROP. = PROPOSED
 - EX. = EXISTING
 - R. = RADIUS
 - V.W. = VARIABLE WIDTH
 - M.L.G. = MINIMUM LOWEST ADJACENT GRADE
 - ROW = RIGHT-OF-WAY
 - B-B = BACK OF CURB
 - HP = HIGH POINT
 - ADAR = ADA RAMP
 - FR = FIRE HYDRANT

RECORD DRAWING
 STORM SEWER AS-BUILTS
 STORM SEWER STRUCTURES ONLY
 11/30/2021

ANDREW D. BAXTER JR., L.S. 20400029

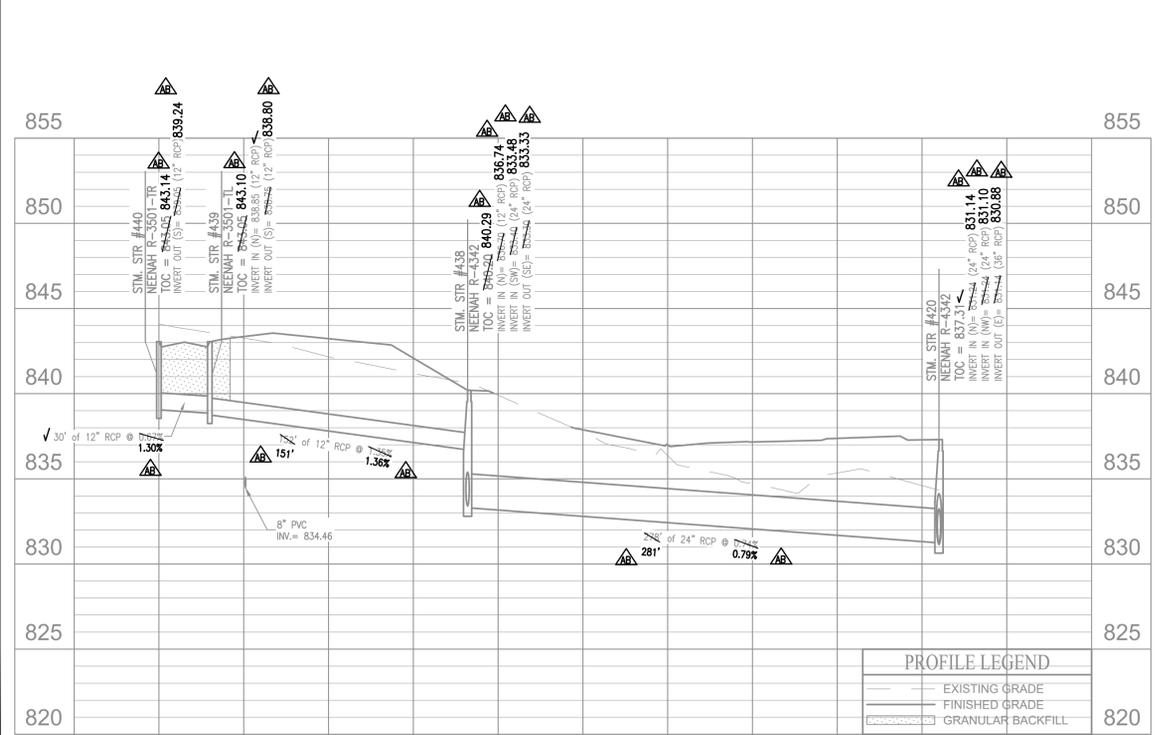
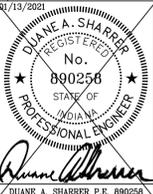


DATE OF LAST FIELDWORK: 11/1/2021

NOTE: ALL PIPE LENGTHS ARE CALCULATED FROM CENTER OF CASTING OR BACK OF CURB, TO CENTER OF CASTING OR BACK OF CURB.

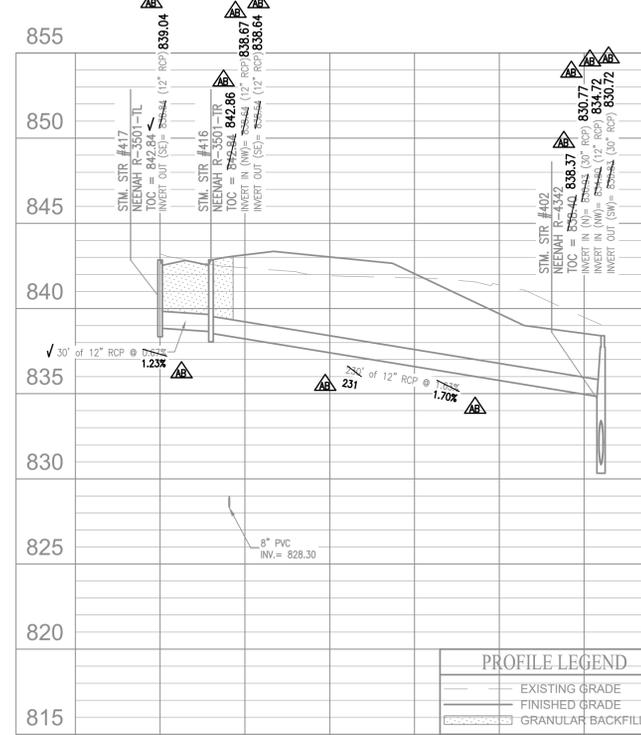


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 IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.



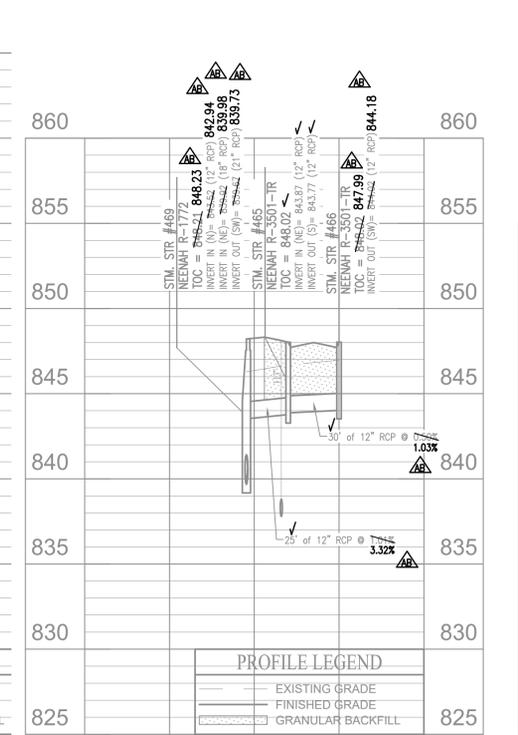
PROFILE LEGEND

---	EXISTING GRADE
---	FINISHED GRADE
---	GRANULAR BACKFILL



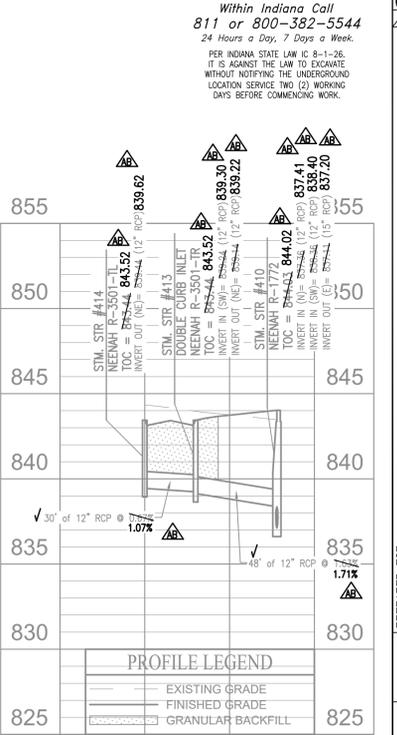
PROFILE LEGEND

---	EXISTING GRADE
---	FINISHED GRADE
---	GRANULAR BACKFILL



PROFILE LEGEND

---	EXISTING GRADE
---	FINISHED GRADE
---	GRANULAR BACKFILL



PROFILE LEGEND

---	EXISTING GRADE
---	FINISHED GRADE
---	GRANULAR BACKFILL

LOCATION: H:\2020\W200412\Section 1\Engineering\Submittal\AS-Built Storm Sewer Plan.dwg
 DATE/TIME: December 02, 2021 - 5:07pm
 PLOTTED BY: barming

PREPARED FOR:
AUBURN ESTATES SECTION ONE
 LENNAR HOMES OF INDIANA, INC.
 STORM SEWER PLAN AND PROFILE
 Section 2, Township 19 North, Range 4 East, Jackson Township, Hamilton County, Indiana

SHEET NO.
C601

PROJECT NO.
 W200412-1

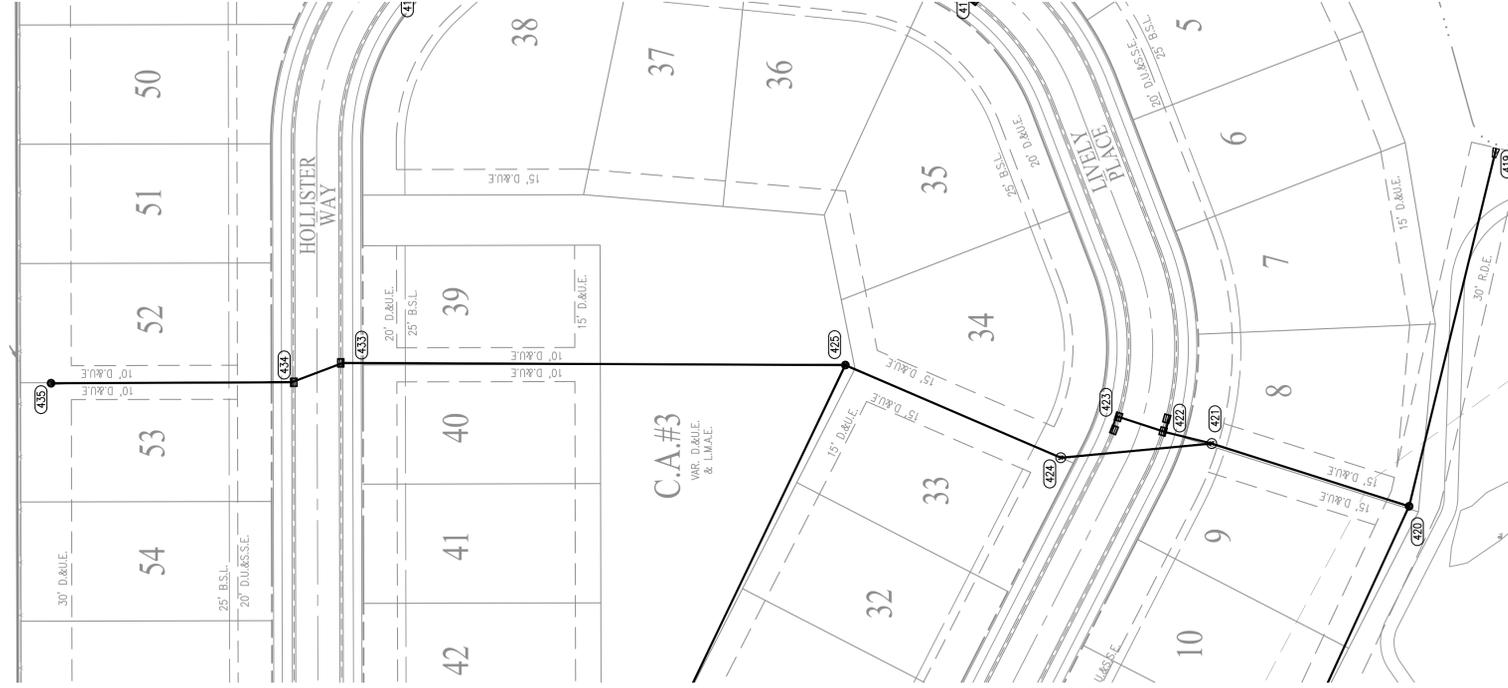
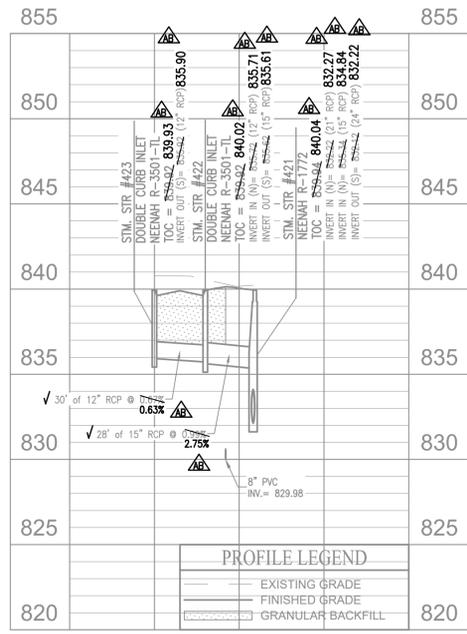
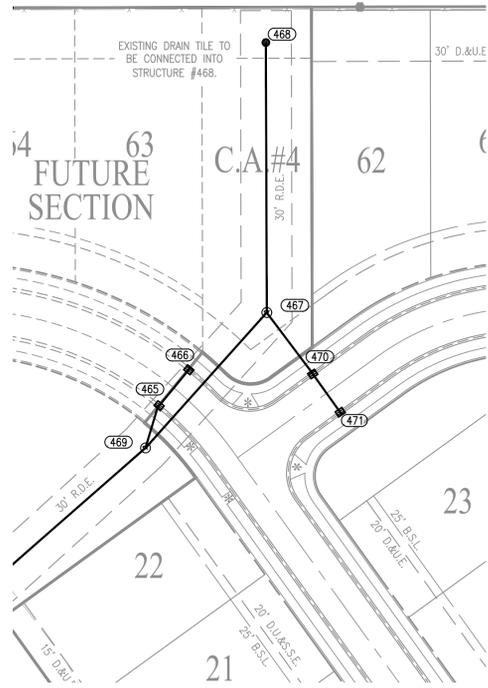
10505 N. College Avenue
 Indianapolis, Indiana 46280
 weihe.net
 317 | 846 - 6611
 800 | 452 - 6408
 317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture

PROJECT NO.: W200412-1
 DWG. NAME: AS-BUILT STORM SEWER PLAN
 DESIGN DATE: 11/1/2021
 DESIGNER: JPB
 DRAWN BY: JPB
 CHECKED BY: JPB
 DATE: 01-13-2021

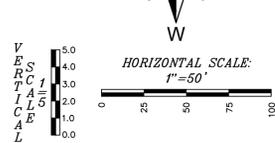
DATE: 01/05/2021
 BY: JPB
 REVISIONS AND ISSUES:
 01/05/2021 JPB
 04/02/2021 JPB
 04/15/2021 JPB
 09/07/2021 JPB



RECORD DRAWING
STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY
11/30/2021
ANDREW D. BAXTER JR., L.S. 20400029



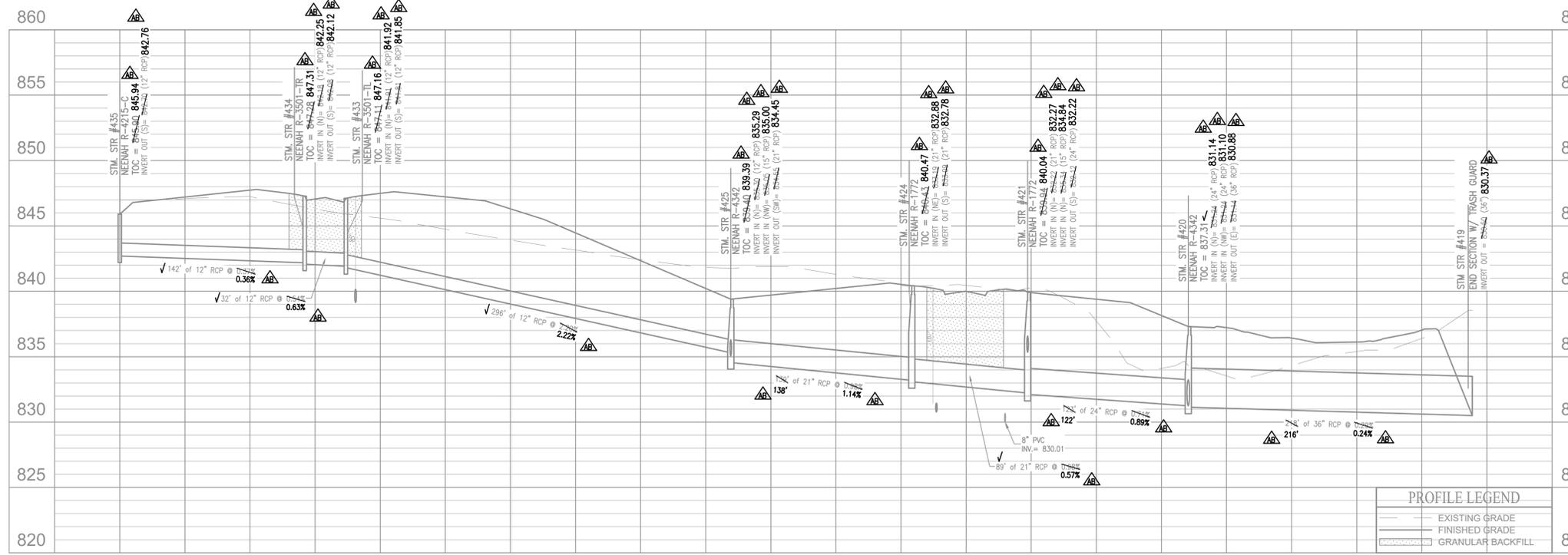
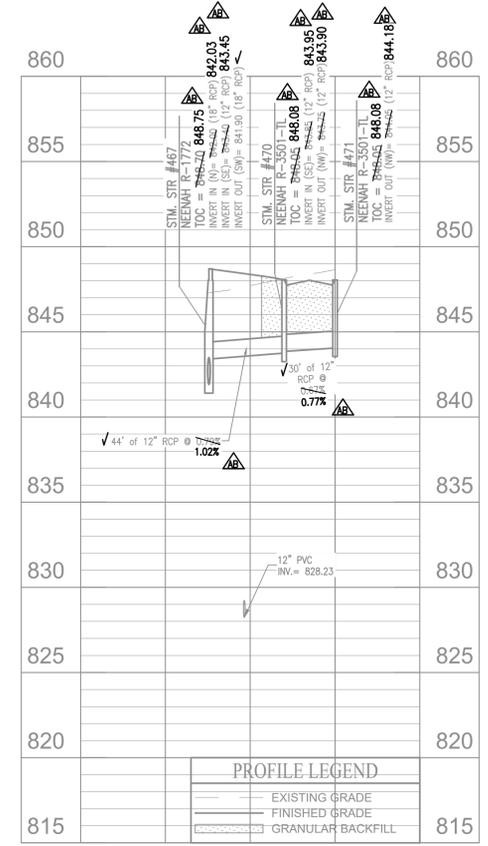
AS-BUILT INFORMATION
BUILT AS PLANNED
DATE OF LAST FIELDWORK: 11/1/2021
NOTE: ALL PIPE LENGTHS ARE CALCULATED FROM CENTER OF CASTING OR BACK OF CURB, TO CENTER OF CASTING OR BACK OF CURB.



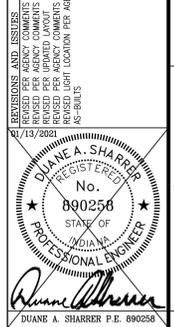
- LEGEND**
- RIGHT-OF-WAY LINE
 - PROPOSED STORM SEWER LINE
 - EXISTING STORM SEWER LINE
 - SSS
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - PROPOSED WATER LINE
 - STORM BEHAVE INLET
 - STORM INLET
 - TOP OF CASTING
 - INVERT
 - REINFORCED CONCRETE PIPE
 - MANHOLE
 - STRUCTURE
 - DRAINAGE EASEMENT
 - DRAINAGE AND UTILITY EASEMENT
 - DRAINAGE UTILITY AND SANITARY SEWER EASEMENT
 - CONCRETE END SECTION
 - MATCH EXISTING
- TYP. PROP.**
- TYPICAL
 - PROPOSED
 - EXISTING
 - RADIUS
 - VARIABLE WIDTH
 - MINIMUM LOWEST ADJACENT GRADE
 - RIGHT-OF-WAY
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PROJECT NO.	W200412-1
DWG. NAME	Storm Sewer
DESIGNED BY	AW
DRAWN BY	AW
CHECKED BY	AW
DATE	11-13-2021



PREPARED FOR:
AUBURN ESTATES SECTION ONE
LENNAR HOMES OF INDIANA, INC.
STORM SEWER PLAN AND PROFILE
SHEET NO. **C602**
PROJECT NO. **W200412-1**

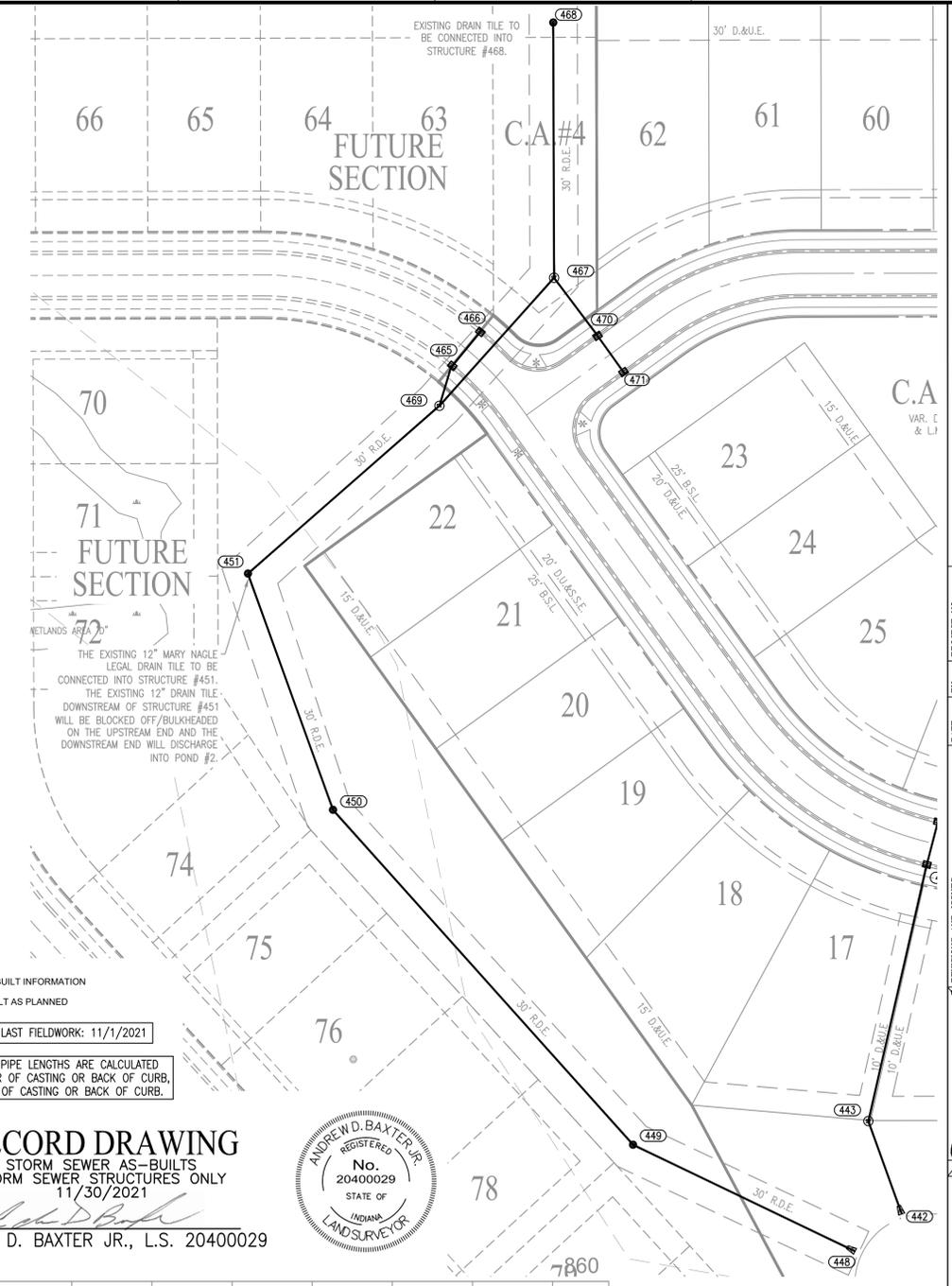
10505 N. College Avenue
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weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
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WEIHE ENGINEERS
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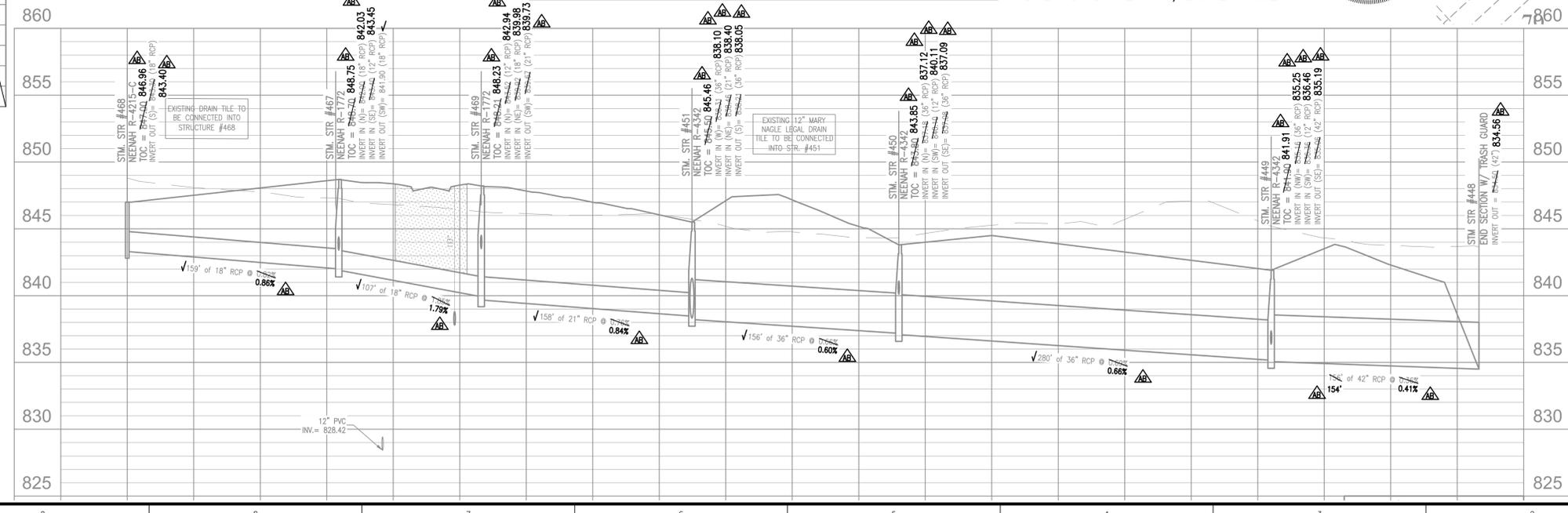
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	MATERIAL	LENGTH	SLOPE
402	401	30"	RCP	76'	0.43%
403	402	30"	RCP	235'	0.37%
404	405	12"	RCP	56'	0.54%
405	406	12"	RCP	29'	0.35%
406	403	30"	RCP	276'	0.37%
407	406	24"	RCP	125'	0.80%
408	407	24"	RCP	83'	0.72%
410	406	15"	RCP	174'	0.90%
411	410	12"	RCP	145'	0.37%
413	410	12"	RCP	48'	1.63%
414	413	12"	RCP	30'	0.67%
416	402	12"	RCP	230'	1.63%
417	416	12"	RCP	30'	0.67%
420	419	36"	RCP	218'	0.29%
421	420	24"	RCP	123'	0.71%
422	42	15"	RCP	28'	0.99%
423	422	12"	RCP	30'	0.67%
424	421	21"	RCP	89'	0.98%
425	424	21"	RCP	139'	0.98%
426	425	15"	RCP	274'	1.20%
427	426	15"	RCP	243'	1.19%
428	427	12"	RCP	145'	2.40%
429	429A	12"	RCP	19'	1.41%
429A	428	12"	RCP	33'	1.43%
430	429	12"	RCP	30'	0.67%
431	430	12"	RCP	142'	0.35%
433	425	12"	RCP	296'	2.20%
434	433	12"	RCP	32'	0.54%
435	434	12"	RCP	142'	0.37%
438	420	24"	RCP	278'	0.74%
439	438	12"	RCP	152'	1.35%
440	439	12"	RCP	30'	0.67%
443	442	12"	RCP	61'	4.72%
444	443	12"	RCP	161'	1.92%
445	444	12"	RCP	30'	0.67%
449	448	42"	RCP	156'	0.36%
450	449	36"	RCP	280'	0.69%
451	450	36"	RCP	156'	0.66%
465	469	12"	RCP	25'	1.01%
466	465	12"	RCP	30'	0.50%
467	469	18"	RCP	107'	1.85%
468	467	18"	RCP	153'	0.82%
469	451	21"	RCP	158'	0.76%
470	467	12"	RCP	44'	0.79%
471	470	12"	RCP	30'	0.67%
541	540	30"	RCP	19'	0.58%
542	541	30"	RCP	150'	0.55%
543	543A	30"	RCP	92'	0.10%
543A	542	30"	RCP	69'	0.10%
544	543	24"	RCP	144'	1.63%
545	544	24"	RCP	220'	2.23%
548	438	24"	RCP	113'	0.53%
550	543	12"	RCP	77'	0.36%

STRUCTURE NUMBER	TOP OF CASTING Refer to Details	STRUCTURE TYPE	CASTING TYPE	INVERT
401	833.79			INV IN (NE)= 830.50 (30" RCP)
402	838.40	MANHOLE TYPE J	NEENAH R-4342	INV IN (N)= 830.93 (30" RCP) INV IN (NW)= 834.80 (12" RCP) INV OUT (SW)= 830.43 (30" RCP)
403	840.30	MANHOLE TYPE J	NEENAH R-4342	INV IN (N)= 831.69 (30" RCP) INV OUT (S)= 831.79 (30" RCP)
404	841.99	INLET TYPE A	NEENAH R-3501-TL	INV OUT (N)= 837.99 (12" RCP)
405	841.99	INLET TYPE A	NEENAH R-3501-TR	INV IN (S)= 837.69 (12" RCP) INV OUT (N)= 837.59 (12" RCP)
406	841.30	MANHOLE TYPE C	NEENAH R-4342	INV IN (N)= 833.80 (24" RCP) INV IN (W)= 835.55 (15" RCP) INV IN (S)= 837.20 (12" RCP) INV OUT (S)= 832.90 (30" RCP)
407	840.20	MANHOLE TYPE C	NEENAH R-4342	INV IN (NE)= 834.90 (24" RCP) INV OUT (S)= 834.80 (24" RCP)
408	839.80	MANHOLE TYPE C	NEENAH R-4342	INV OUT (SW)= 835.50 (24" RCP)
410	844.03	MANHOLE TYPE C	NEENAH R-1772	INV IN (N)= 837.36 (12" RCP) INV IN (SW)= 838.36 (12" RCP) INV OUT (E)= 837.11 (15" RCP)
411	841.10	INLET TYPE A	NEENAH R-4215-C	INV OUT (S)= 837.90 (12" RCP)
413	843.44	NEENAH R-3501-TR		INV IN (SW)= 839.24 (12" RCP) INV OUT (NE)= 839.14 (12" RCP)
414	843.44	INLET TYPE A	NEENAH R-3501-TL	INV OUT (NE)= 839.44 (12" RCP)
416	842.84	INLET TYPE A	NEENAH R-3501-TR	INV IN (NW)= 838.64 (12" RCP) INV OUT (SE)= 838.54 (12" RCP)
417	842.84	INLET TYPE A	NEENAH R-3501-TL	INV OUT (SE)= 838.84 (12" RCP)
419	833.92			INV IN (W)= 830.50 (36" RCP)
420	837.31	MANHOLE TYPE J	NEENAH R-4342	INV IN (N)= 831.24 (24" RCP) INV IN (NW)= 831.24 (24" RCP) INV OUT (E)= 831.14 (36" RCP)
421	839.94	MANHOLE TYPE C	NEENAH R-1772	INV IN (N)= 832.22 (21" RCP) INV IN (N)= 835.34 (15" RCP) INV OUT (S)= 832.12 (24" RCP)
422	839.92	NEENAH R-3501-TL		INV IN (N)= 835.72 (12" RCP) INV OUT (S)= 835.62 (15" RCP)
423	839.92	NEENAH R-3501-TL		INV OUT (S)= 835.92 (12" RCP)
424	840.43	MANHOLE TYPE C	NEENAH R-1772	INV IN (NE)= 833.19 (21" RCP) INV OUT (S)= 833.09 (21" RCP)
425	839.40	MANHOLE TYPE C	NEENAH R-4342	INV IN (N)= 835.30 (12" RCP) INV IN (NW)= 835.05 (15" RCP) INV OUT (SW)= 834.55 (21" RCP)
426	842.30	MANHOLE TYPE C	NEENAH R-4342	INV IN (W)= 838.45 (15" RCP) INV OUT (SE)= 838.35 (15" RCP)
427	844.80	INLET TYPE A	NEENAH R-4215-C	INV IN (N)= 841.60 (12" RCP) INV OUT (E)= 841.35 (15" RCP)
428	850.92	MANHOLE TYPE C	NEENAH R-1772	INV IN (N)= 843.18 (12" RCP) INV OUT (S)= 845.08 (12" RCP)
429A	850.42	INLET TYPE A	NEENAH R-3501-TL	INV IN (E)= 845.75 (12" RCP) INV OUT (S)= 845.65 (12" RCP)
429	850.31	INLET TYPE A	NEENAH R-3501-TR	INV IN (N)= 846.11 (12" RCP) INV OUT (W)= 846.01 (12" RCP)
430	850.31	INLET TYPE A	NEENAH R-3501-TL	INV IN (N)= 846.41 (12" RCP) INV OUT (S)= 846.31 (12" RCP)
431	850.10	INLET TYPE A	NEENAH R-4215-C	INV OUT (S)= 846.90 (12" RCP)

STRUCTURE NUMBER	TOP OF CASTING Refer to Details	STRUCTURE TYPE	CASTING TYPE	INVERT
433	845.90	INLET TYPE A	NEENAH R-4215-C	INV OUT (S)= 842.70 (12" RCP)
438	840.20	MANHOLE TYPE C	NEENAH R-4342	INV IN (N)= 836.70 (12" RCP) INV IN (SW)= 833.40 (24" RCP) INV OUT (SE)= 833.30 (24" RCP)
439	843.05	INLET TYPE A	NEENAH R-3501-TL	INV IN (N)= 838.55 (12" RCP) INV OUT (S)= 838.75 (12" RCP)
440	843.05	INLET TYPE A	NEENAH R-3501-TR	INV OUT (S)= 839.05 (12" RCP)
442	839.75			INV IN (N)= 834.50 (12" RCP)
443	844.00	MANHOLE TYPE C	NEENAH R-4342	INV IN (N)= 839.40 (12" RCP) INV OUT (S)= 837.40 (12" RCP)
444	846.80	INLET TYPE A	NEENAH R-3501-TL	INV IN (N)= 842.60 (12" RCP) INV OUT (S)= 842.50 (12" RCP)
445	846.80	INLET TYPE A	NEENAH R-3501-TR	INV OUT (S)= 842.80 (12" RCP)
448	838.46			INV IN (NW)= 834.50 (42" RCP)
449	841.90	MANHOLE TYPE K	NEENAH R-4342	INV IN (NW)= 835.16 (36" RCP) INV IN (SW)= 836.36 (12" RCP) INV OUT (SE)= 835.06 (42" RCP)
450	843.80	MANHOLE TYPE J	NEENAH R-4342	INV IN (N)= 837.18 (36" RCP) INV IN (SW)= 840.10 (12" RCP) INV OUT (SE)= 837.08 (36" RCP)
451	845.50	MANHOLE TYPE K	NEENAH R-4342	INV IN (W)= 838.31 (36" RCP) INV IN (NE)= 838.46 (21" RCP) INV OUT (S)= 838.21 (36" RCP)
465	848.02	INLET TYPE A	NEENAH R-3501-TR	INV IN (NE)= 843.87 (12" RCP) INV OUT (S)= 843.77 (12" RCP)
466	848.02	INLET TYPE A	NEENAH R-3501-TR	INV OUT (SW)= 844.02 (12" RCP)
467	848.70	MANHOLE TYPE C	NEENAH R-1772	INV IN (N)= 842.00 (18" RCP) INV IN (SE)= 843.40 (12" RCP) INV OUT (SW)= 841.90 (18" RCP)
468	847.00	INLET TYPE A	NEENAH R-4215-C	INV OUT (S)= 843.30 (18" RCP)
469	848.21	MANHOLE TYPE C	NEENAH R-1772	INV IN (N)= 843.52 (12" RCP) INV IN (NE)= 839.92 (18" RCP) INV OUT (SW)= 839.67 (21" RCP)
470	848.05	INLET TYPE A	NEENAH R-3501-TL	INV IN (SE)= 843.85 (12" RCP) INV OUT (NW)= 843.75 (12" RCP)
471	848.05	INLET TYPE A	NEENAH R-3501-TL	INV OUT (NW)= 844.05 (12" RCP)
540	817.73			INV IN (NW)= 815.40 (30" RCP)
541	820.48	MANHOLE TYPE J	NEENAH R-1772	INV IN (N)= 815.61 (30" RCP) INV OUT (SE)= 815.51 (30" RCP)
542	822.19	MANHOLE TYPE J	NEENAH R-1772	INV IN (NW)= 817.46 (30" RCP) INV OUT (S)= 816.43 (30" RCP)
543A	823.03	MANHOLE TYPE J	NEENAH R-1772	INV IN (NW)= 819.13 (30" RCP) INV OUT (SE)= 817.53 (30" RCP)
543	824.91	MANHOLE TYPE J	NEENAH R-1772	INV IN (N)= 819.32 (24" RCP) INV IN (W)= 819.32 (12" RCP) INV IN (E)= 819.72 (12" RCP) INV OUT (SE)= 819.22 (30" RCP)
544	828.52	MANHOLE TYPE C	NEENAH R-1772	INV IN (N)= 823.10 (24" RCP) INV OUT (S)= 821.70 (24" RCP)
545	835.30	OUTLET CONTROL	CUSTOM	INV OUT (S)= 828.00 (24" RCP)
548	839.20	OUTLET CONTROL	CUSTOM	INV OUT (NE)= 834.00 (24" RCP)
550	824.84	MANHOLE TYPE C	NEENAH R-1772	INV OUT (W)= 820.00 (12" RCP)
433	847.11	INLET TYPE A	NEENAH R-3501-TL	INV IN (N)= 841.91 (12" RCP) INV OUT (S)= 841.81 (12" RCP)
434	847.28	INLET TYPE A	NEENAH R-3501-TR	INV IN (N)= 842.18 (12" RCP) INV OUT (S)= 842.08 (12" RCP)



RECORD DRAWING
 STORM SEWER AS-BUILTS
 STORM SEWER STRUCTURES ONLY
 11/30/2021
 ANDREW D. BAXTER JR., L.S. 20400029



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 Indianapolis, Indiana 46280
 weihe.net
 317 | 846 - 6611
 800 | 452 - 6408
 317 | 843 - 0546 fax

WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture

PROJECT NO.: W200412-1
 DWG. NAME: 25 Storm Sewer AS-Built
 DESIGNER: JTB
 DRAWN BY: JTB
 CHECKED BY: JTB
 DATE: 01-13-2021

REVISIONS AND ISSUES
 01/05/2021 01/05/2021 01/05/2021 01/05/2021 01/05/2021
 1 2 3 4 5
 REVISION PER AGENCY COMMENTS
 REVISION PER AGENCY COMMENTS
 REVISION PER AGENCY COMMENTS
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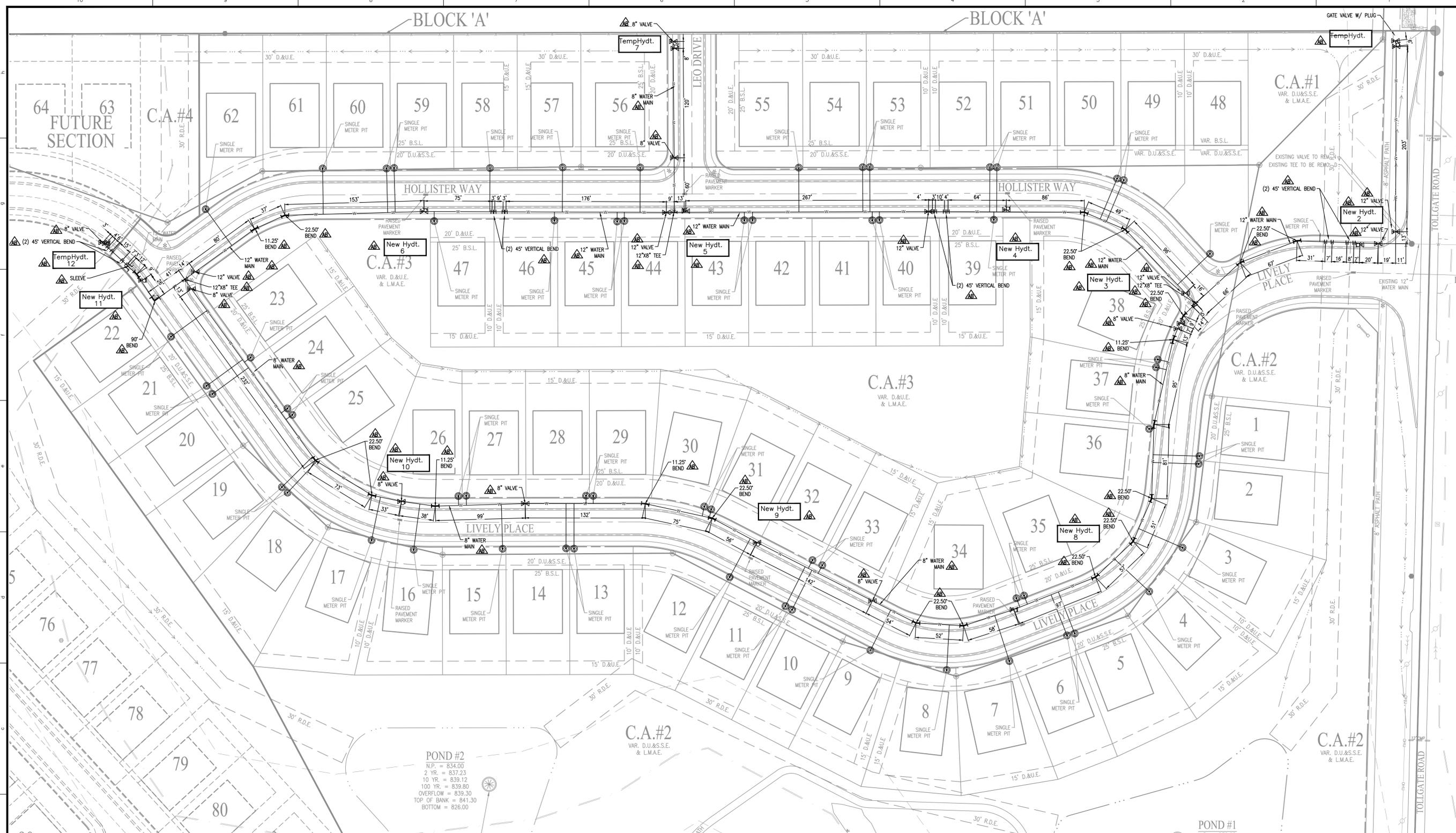
DUANE A. SHARRER P.E. 890258
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA

PREPARED FOR:
AUBURN ESTATES SECTION ONE
 LENNAH HOMES OF INDIANA, INC.
 STORM SEWER PLAN AND PROFILE
 Section 2, Township 19 North, Range 4 East, Jackson Township, Hamilton County, Indiana

SHEET NO.
C604
 PROJECT NO.
 W200412-1

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 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.

LOCATION: H:\2020\W200412\Section 1\Engineering\Submittal\A6 C604 Storm Sewer Profile.dwg
 DATE/TIME: December 02, 2021 11:50:29am
 PLOTTED BY: jtb



POND #2
 N.P. = 834.00
 2 YR. = 837.23
 10 YR. = 839.12
 100 YR. = 839.80
 OVERFLOW = 839.30
 TOP OF BANK = 841.30
 BOTTOM = 826.00

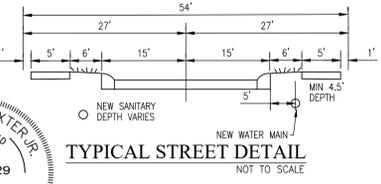
POND #1
 N.P. = 834.00
 2 YR. = 837.23
 10 YR. = 839.12
 100 YR. = 839.80
 OVERFLOW = 839.30
 TOP OF BANK = 841.30
 BOTTOM = 826.00

- AS-BUILT INFORMATION
- BUILT AS PLANNED
- AS-BUILT WATER LATERAL STUB
- AS-BUILT TEE
- AS-BUILT 11.25" BEND
- AS-BUILT 22.5" BEND
- AS-BUILT 45" BEND
- AS-BUILT FIRE HYDRANT
- AS-BUILT WATER VALVE
- AS-BUILT SLEEVE
- AS-BUILT WATERSTOP
- AS-BUILT REDUCER
- AS-BUILT 45" VERTICAL BEND

NOTE: ALL UNDERGROUND WATER STRUCTURES ARE SHOWN PER REDLINE WATER MARKUPS PROVIDED BY THE CONTRACTOR.

RECORD DRAWING
 WATER AS-BUILTS
 WATER STRUCTURES ONLY
 11/30/2021

ANDREW D. BAXTER JR., L.S. 20400029

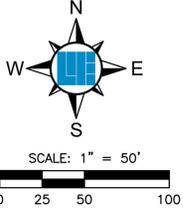


- LEGEND**
- EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - 1" WATER SERVICE LATERAL W/ WATER METER PIT
 - PROPOSED HYDRANT WITH HYDRANT VALVE
 - EXISTING HYDRANT WITH HYDRANT VALVE
 - VALVE
 - BLOWOFF ASSEMBLY
 - AIR RELIEF VALVE
 - PLUG
 - REDUCER
 - T.J. TEE
 - M.J. SLEEVE
 - CROSS
 - CASING PIPE
 - GAS LINES
 - TELEPHONE LINES
 - ELECTRIC LINES
 - FUTURE DRIVEWAY
 - TELEPHONE POLE
 - GAS POLE
 - INLET
 - TREE
 - GAS VALVE
 - ADAPTER
 - BEND
 - KICKER BLOCK
 - METER PIT

SEE TOWN OF CICERO, INDIANA CONSTRUCTION STANDARDS FOR NOTES AND DETAILS

WATER MAIN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL TOWN, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS. THE TOWN OF CICERO'S STANDARDS HAVE BEEN INCLUDED AT END OF CONSTRUCTION SET. ANY SUBSTITUTE COMPONENTS MUST HAVE TECHNICAL SPECIFICATIONS SUBMITTED TO THE TOWN AND ENGINEER FOR REVIEW PRIOR TO ORDER.
2. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE.
3. ALL FITTINGS SHALL UTILIZE D.I.M.J. RESTRAINED JOINTS AS REQUIRED BY THE TOWN STANDARDS.
4. THE DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL THE SERVICE LINES, YOKES, AND METER PITS. THE TOWN SHALL PROVIDE THE METERS.
5. SMITH BLAIR TAPPING SADDLE WITH STAINLESS STEEL BANDS ARE TO BE UTILIZED FOR THE SERVICE CONNECTIONS.



811
 Know what's below.
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 811 or 800-382-5544
 24 Hours a Day, 7 Days a Week.
 PER INDIANA STATE LAW IC 8-1-26,
 IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.

WEIHE ENGINEERS
 Land Surveying/Civil Engineering
 Landscape Architecture

PROJECT NO.:	W200412-1
DWG. NAME:	28 CIVIL WATER MAIN PLAN
DESIGNED BY:	JP
DRAWN BY:	JP
CHECKED BY:	JP
DATE:	01-13-2021

DIANE A. SHARRER
 REGISTERED PROFESSIONAL ENGINEER
 No. 890258
 STATE OF INDIANA
 DIANE A. SHARRER P.E. 890258

AUBURN ESTATES SECTION ONE
 LENNAIR HOMES OF INDIANA, INC.
 WATER MAIN PLAN
 SHEET NO. **C700**
 PROJECT NO. **W200412-1**

10505 N. College Avenue
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 ALLAN H. WEIHE, P.E., L.S. - FOUNDER