

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

November 16, 2005

TO: Hamilton County Drainage Board

RE: Canal Place Drain, Reserve at Geist, Phase 2 Arm

Attached is a petition filed by Macs Landing, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Canal Place Drain, Reserve at Geist Phase 2 Arm 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	6,184 LF	18" RCP	448 LF
12" RCP	1,349 LF	24" RCP	1,550 LF
15" RCP	333 LF		

The total length of the drain will be 9,864 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 easement (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 \$10.00 per acre for common areas and platted lots, \$10.00 per acre for roadways, with a \$60.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$2,866.20.

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/Letter of Credit are as follows:

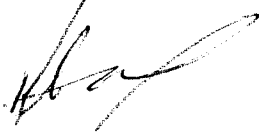
Agent: First Merchants Bank
Date: March 1, 2005
Number: FMB-1412
For: Storm Sewers, SSD, Erosion Control
Amount: \$222,000.00

Agent: First Merchants Bank
Date: March 1, 2005
Number: FMB-1412
For: Monuments
Amount: \$1,200.00

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 is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Reserve at Geist Phase 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 23, 2006.



Kenton C. Ward
Hamilton County Surveyor

KCW/pll

(Revised 06/08/04)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

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

In the matter of The Reserve at Geist Subdivision, Section
Phase Two 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 The Reserve at Geist, Phase Two, 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

Mrs. Jendryg JFC
Roger Tucker
Signed _____

Signed _____

Roger Tucker
Printed Name _____

Printed Name _____

Date

Date

Signed

Signed

Printed Name

Printed Name

Date


Date

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Canal Place Drain, Reserve at Geist Phase 2 Arm


On this **23rd day of January 2006**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Canal Place Drain, Reserve at Geist Phase 2 Arm**.

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: 



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

To: Hamilton County Drainage Board

July 12, 2010

Re: Canal Place Drain: Reserve at Geist, Phase 2 Arm

Attached are plans and other information for Reserve at Geist Phase 2 Arm. 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 November 16, 2005. The report was approved by the Board at the hearing January 23, 2006. (See Drainage Board Minutes Book 9, Pages 52-53).

The changes are as follows:

The 6" SSD was shortened from 6184 feet to 6120 feet. The 12" RCP was shortened from 1349 feet to 1348 feet. The 15" RCP was lengthened from 333 feet to 359 feet. Structure 734 to Structure 721 was installed with Section 1 but was never reported. This resulted in an addition of 326 feet of 30" RCP. The length of the drain due to the changes described above is now **10,151 feet**.


The non-enforcement was approved by the Board at its meeting on January 23, 2006 and recorded under instrument #200600004926.

The following sureties were guaranteed by First Merchants Bank and expired on March 1, 2006.

Bond-LC No: FMB-1412
Insured For: Storm Sewers, SSD, Erosion Control
Amount: \$222,000
Issue Date: March 1, 2005

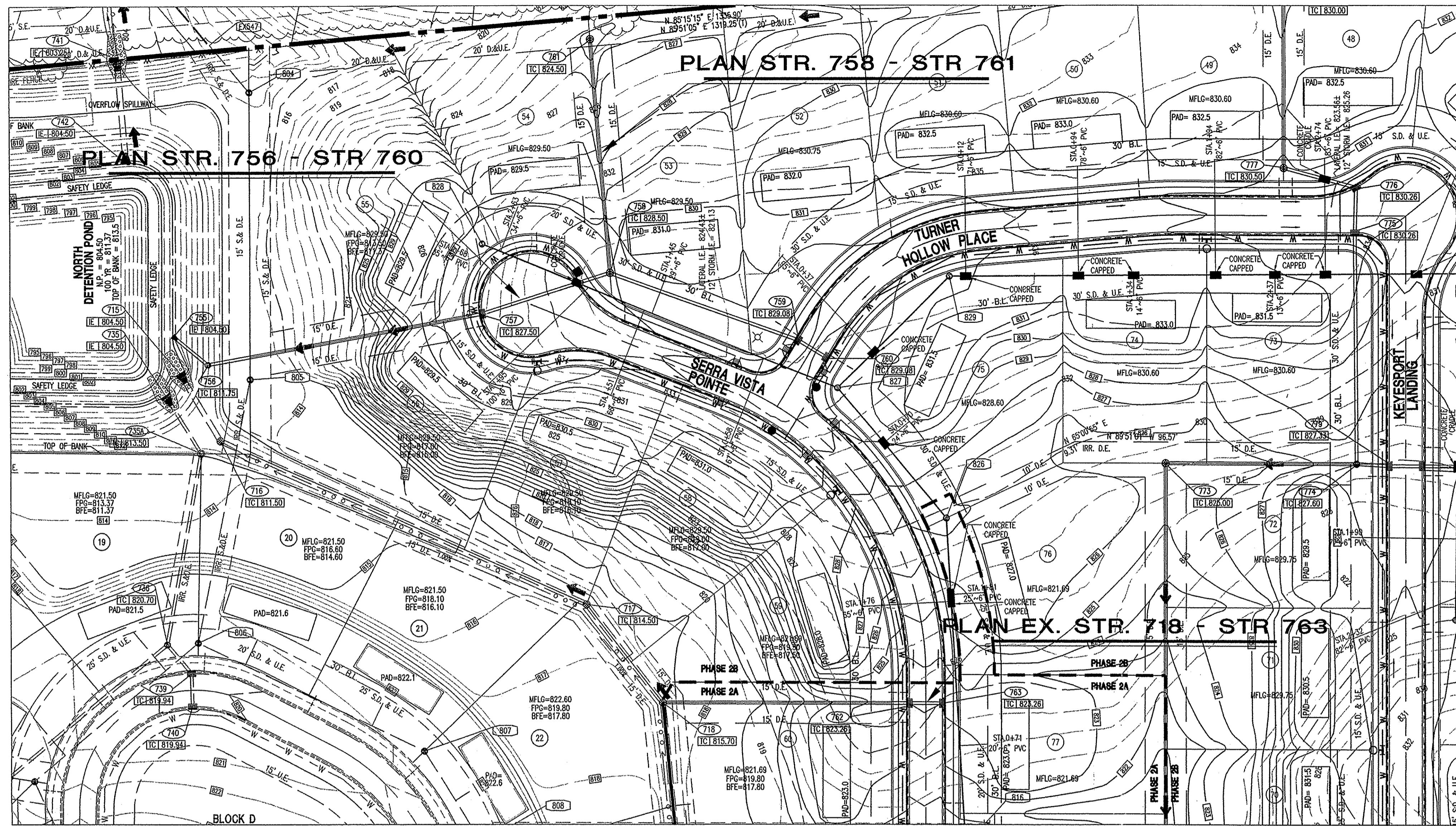
I recommend the Board approve the drain's construction as complete and acceptable.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

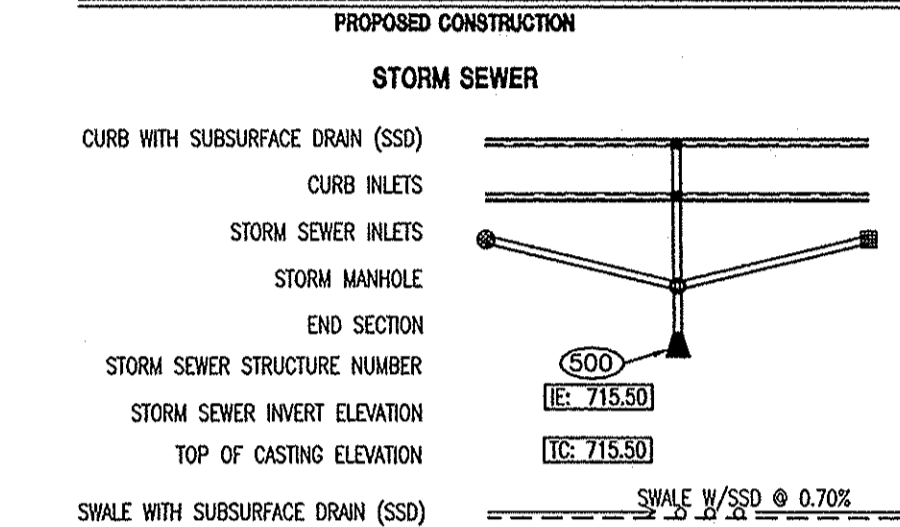
KCW/slm



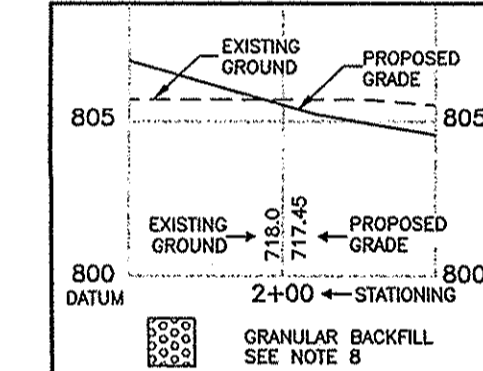
STORM SEWER PLAN AND PROFILE NOTES:

- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART T* APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
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UTILITY PLAN LEGEND



PROFILE LEGEND



"HOLEY MOLEY" SAYS CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU DIG. IT'S THE LAW.

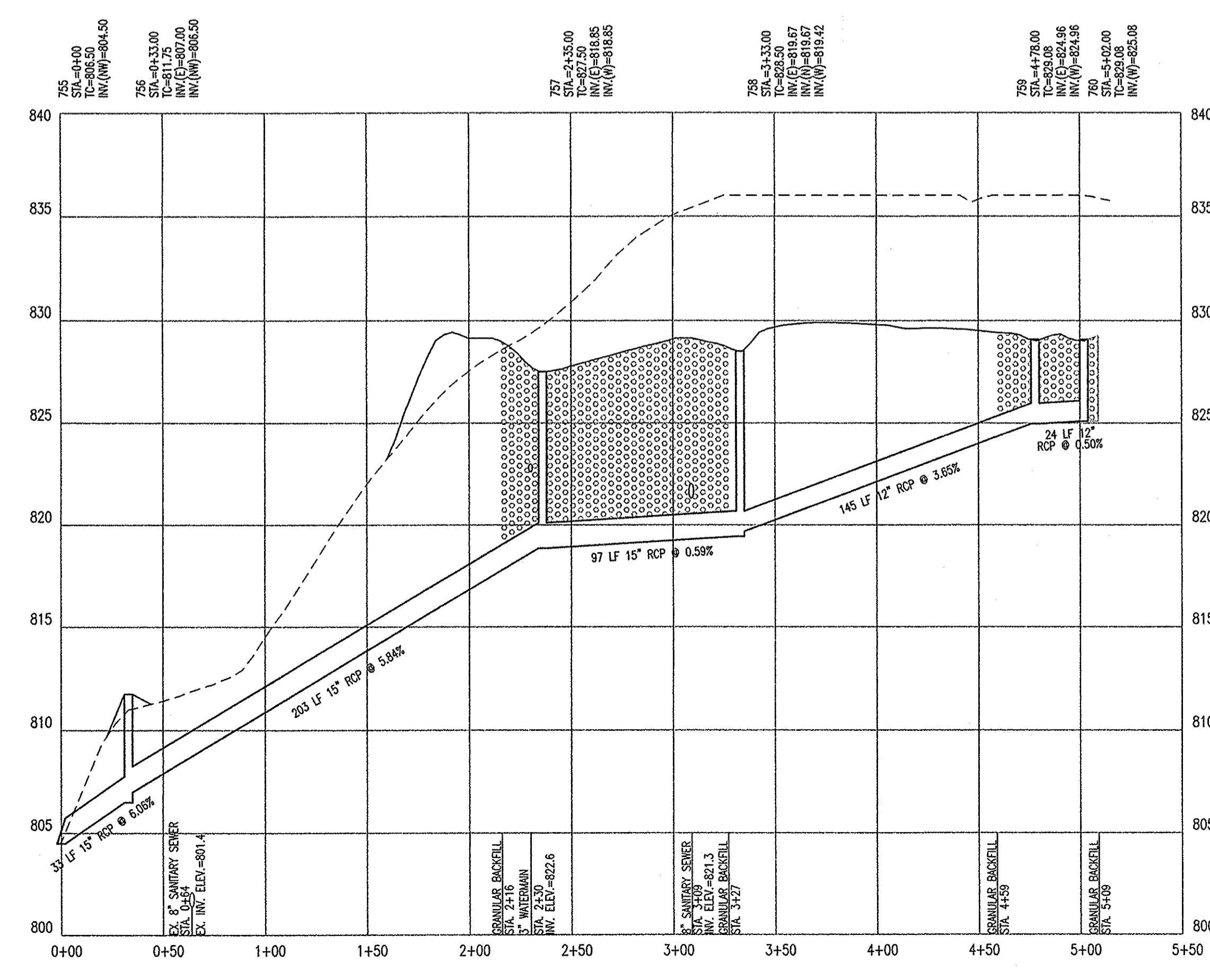
CAUTION
 LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR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



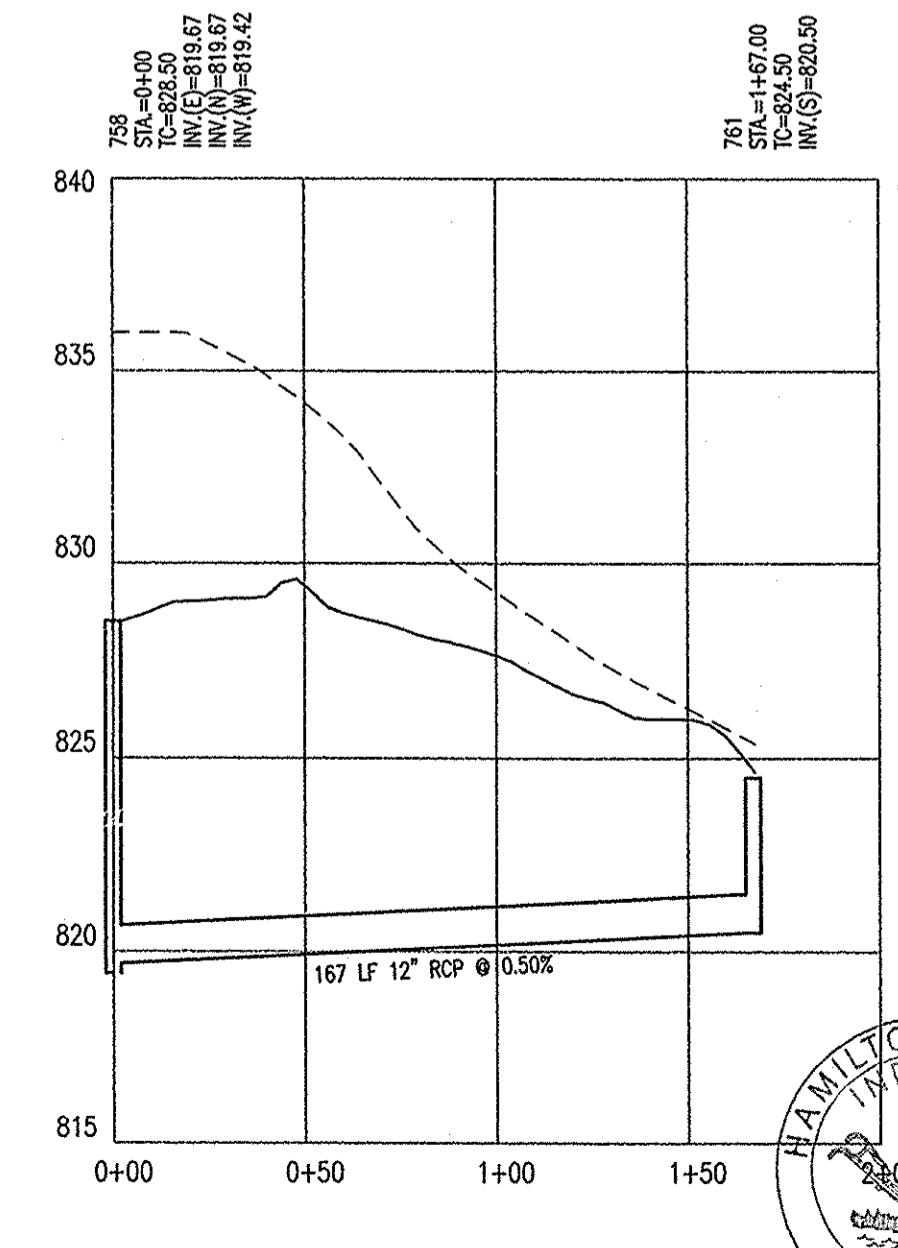
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 Entry Date: July 2010
 Entered By: SLM

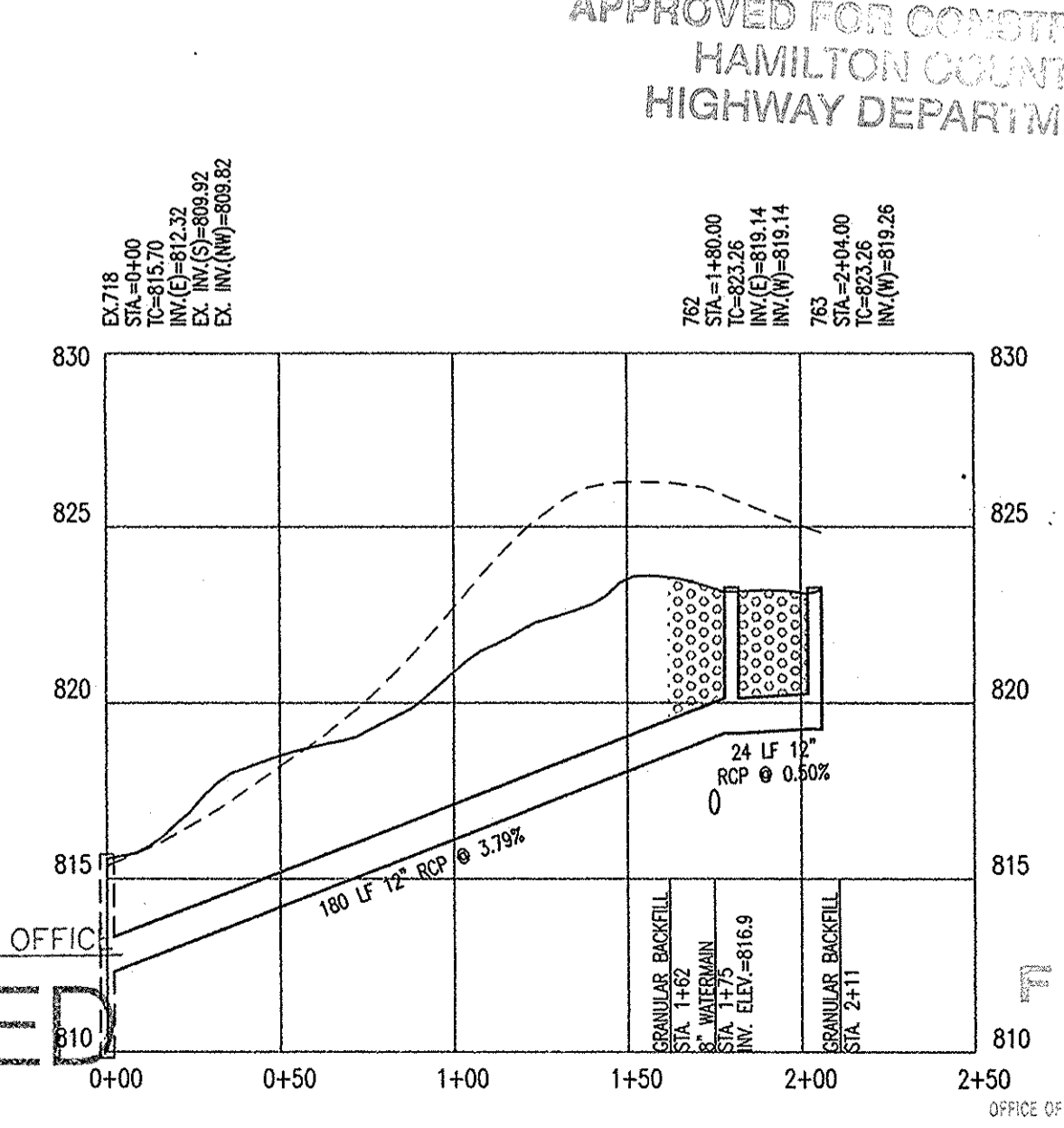
APPROVED FOR CONSTRUCTION
 HAMILTON COUNTY
 HIGHWAY DEPARTMENT



PROFILE STR. 755-760
 HOR. SCALE: 1" = 50'
 VER. SCALE: 1" = 5'



PROFILE STR. 758-761
 HOR. SCALE: 1" = 50'
 VER. SCALE: 1" = 5'



PROFILE EX. STR. 718-763
 HOR. SCALE: 1" = 50'
 VER. SCALE: 1" = 5'



HAMILTON CO. SURVEYORS OFFICE
APPROVED

By: [Signature] DATE: JUL 5 2005

FILED
 APR 19 2005
 OFFICE OF HAMILTON COUNTY SURVEYOR

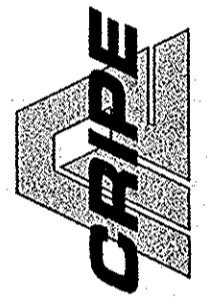
STORM SEWER PLAN AND PROFILE
 THE RESERVE AT GEIST, PHASE TWO
 MAC'S LANDING, LLC
 P.O. BOX 501128
 INDIANAPOLIS, IN 46250

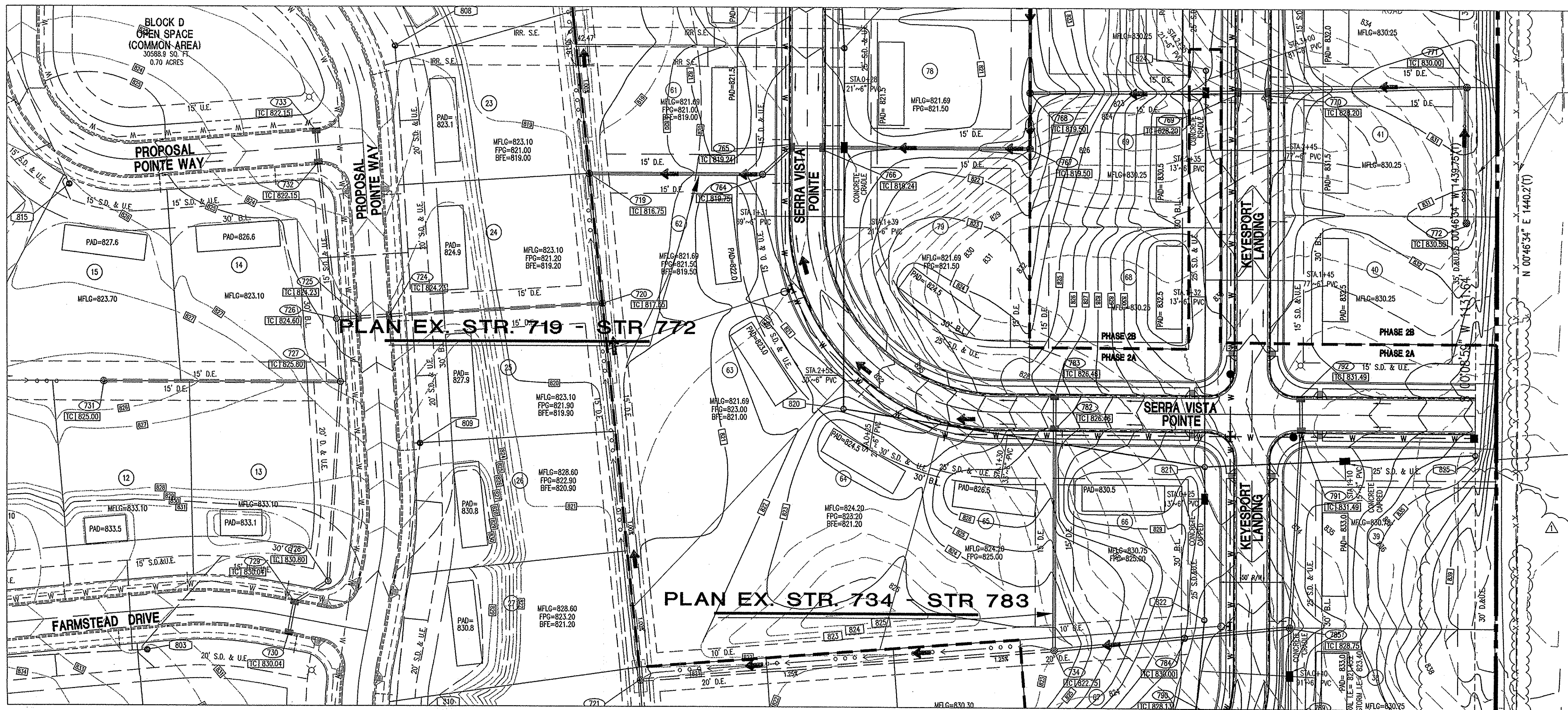
DESIGNED BY: [Signature]
 07/13/05
 DAVID A. LLOYD
 REGISTERED PROFESSIONAL ENGINEER
 PE 10000126
 STATE OF INDIANA

Drawn By: M WAGNER
 Checked By: R RADABAUGH
 Quality Assurance: D LACH
 Scale: 0
 Sheet: C701

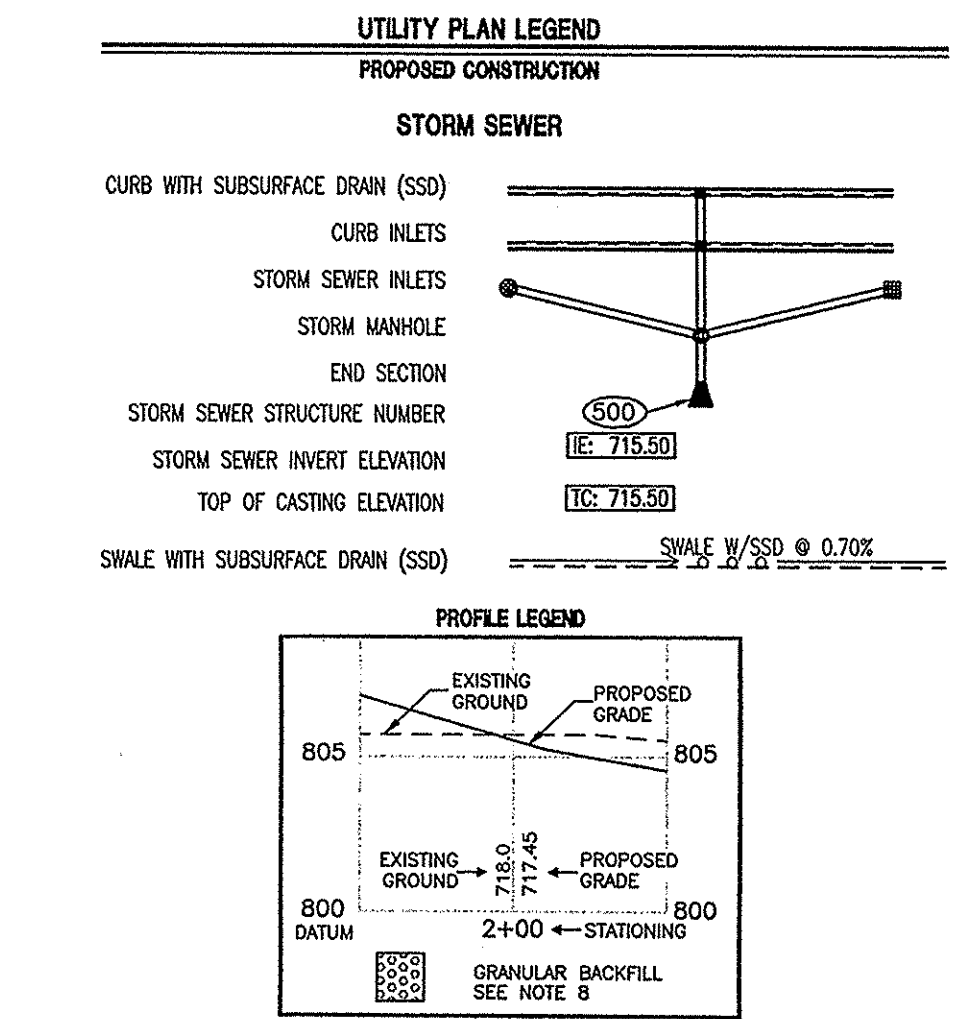
Date: 10/20/04
 Project Number: 020424-20100

ARCHITECTURE
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 CONSTRUCTION
 LAND PLANNING
 LAND SURVEYORS
 PROFESSIONAL ENGINEERS
 7172 GRAHAM ROAD
 INDIANAPOLIS, INDIANA 46250
 (317) 842-8777 FAX (317) 841-4798
 E-Mail: picrpe@picrpe.com





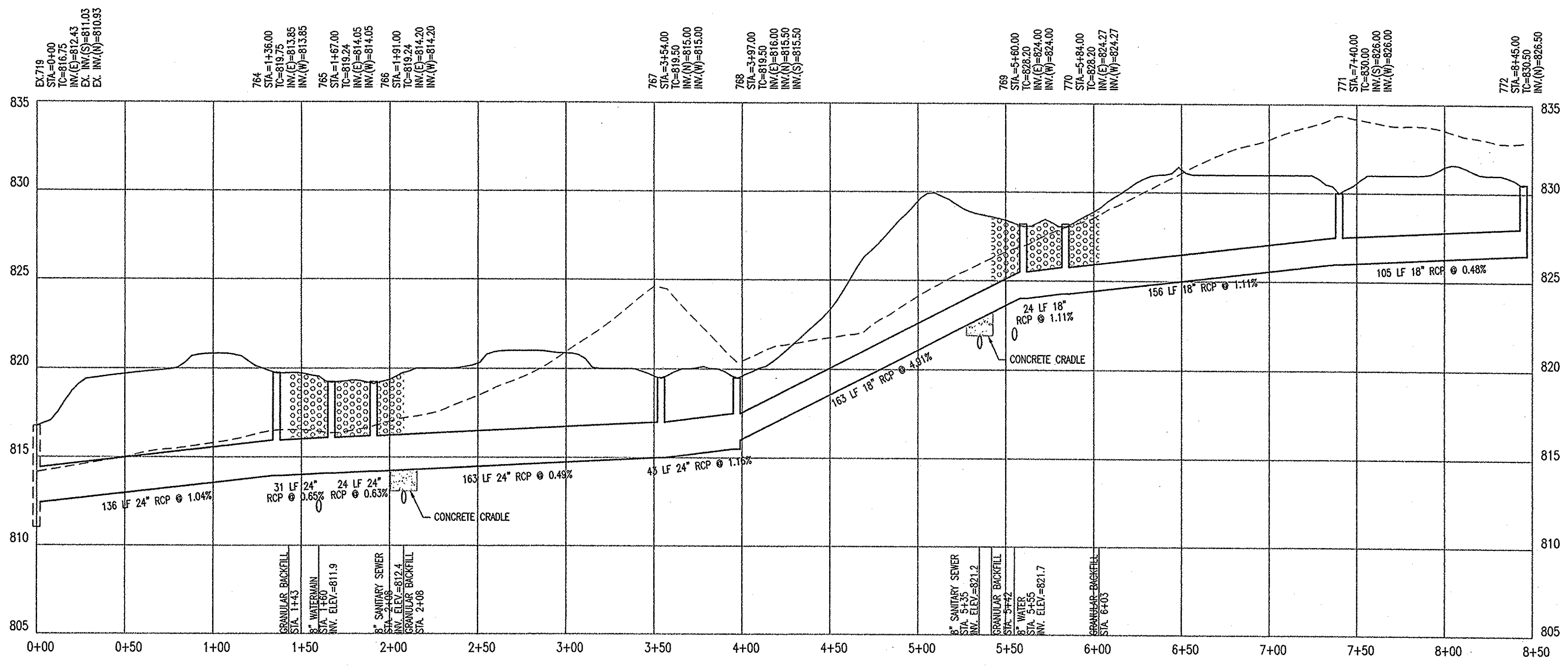
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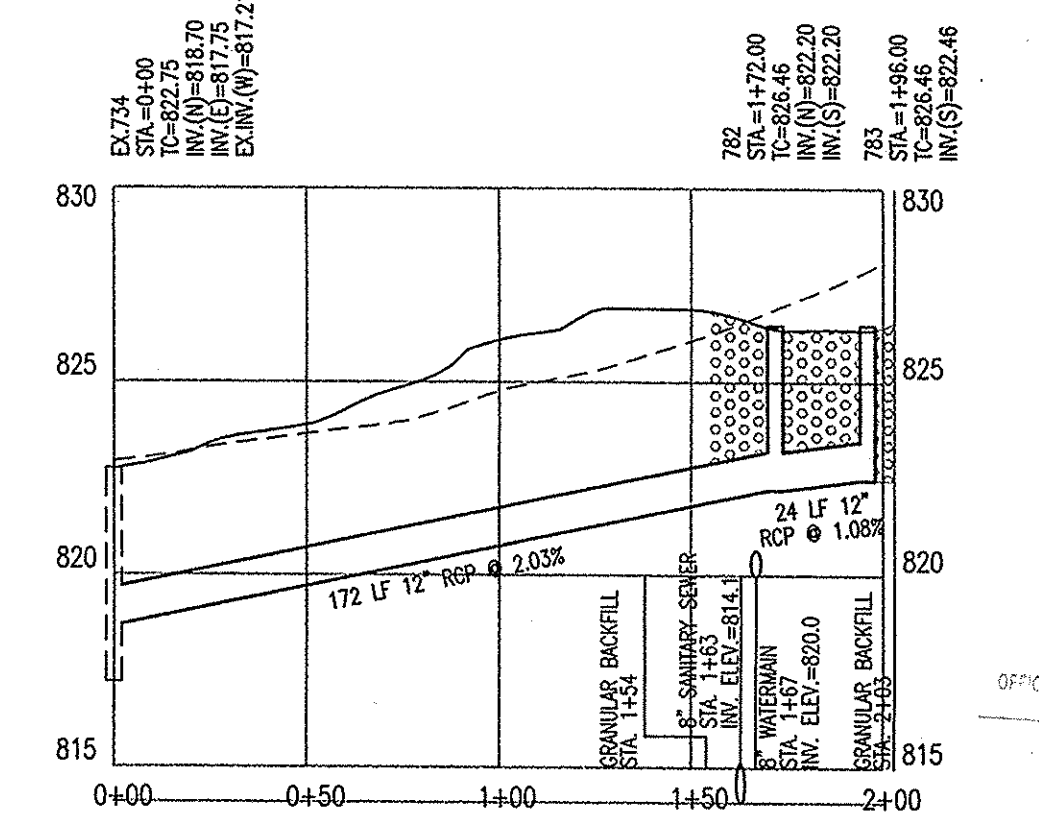


PROFILE EX. STR. 719 - STR. 772

HOR. SCALE: 1" = 50'
VER. SCALE: 1" = 5'

HAMILTON COUNTY SURVEYORS OFFICE
APPROVED
BY: [Signature] DATE: JUL 5 2010

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PROFILE EX. STR. 734 - STR. 783

HOR. SCALE: 1" = 50'
VER. SCALE: 1" = 5'

5/17/05 RE-USED EASEMENT ZEP. COUNTY SURVEYOR

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
TRANSPORTATION ENGINEERS

7172 GRAHAM ROAD
INDIANAPOLIS, INDIANA 46250
(317) 842-6777 FAX (317) 841-4798
E-Mail: picrpe@picrpe.com

CRPE

STORM SEWER PLAN AND PROFILE
THE RESERVE AT GEIST, PHASE TWO
MAC'S LANDING, LLC
P.O. BOX 501128
INDIANAPOLIS, IN 46250

CERTIFIED BY: [Signature]

5/17/05 REGISTERED PROFESSIONAL ENGINEER

DAVID A. LACH
REGISTERED PROFESSIONAL ENGINEER
PE 10000128
STATE OF INDIANA

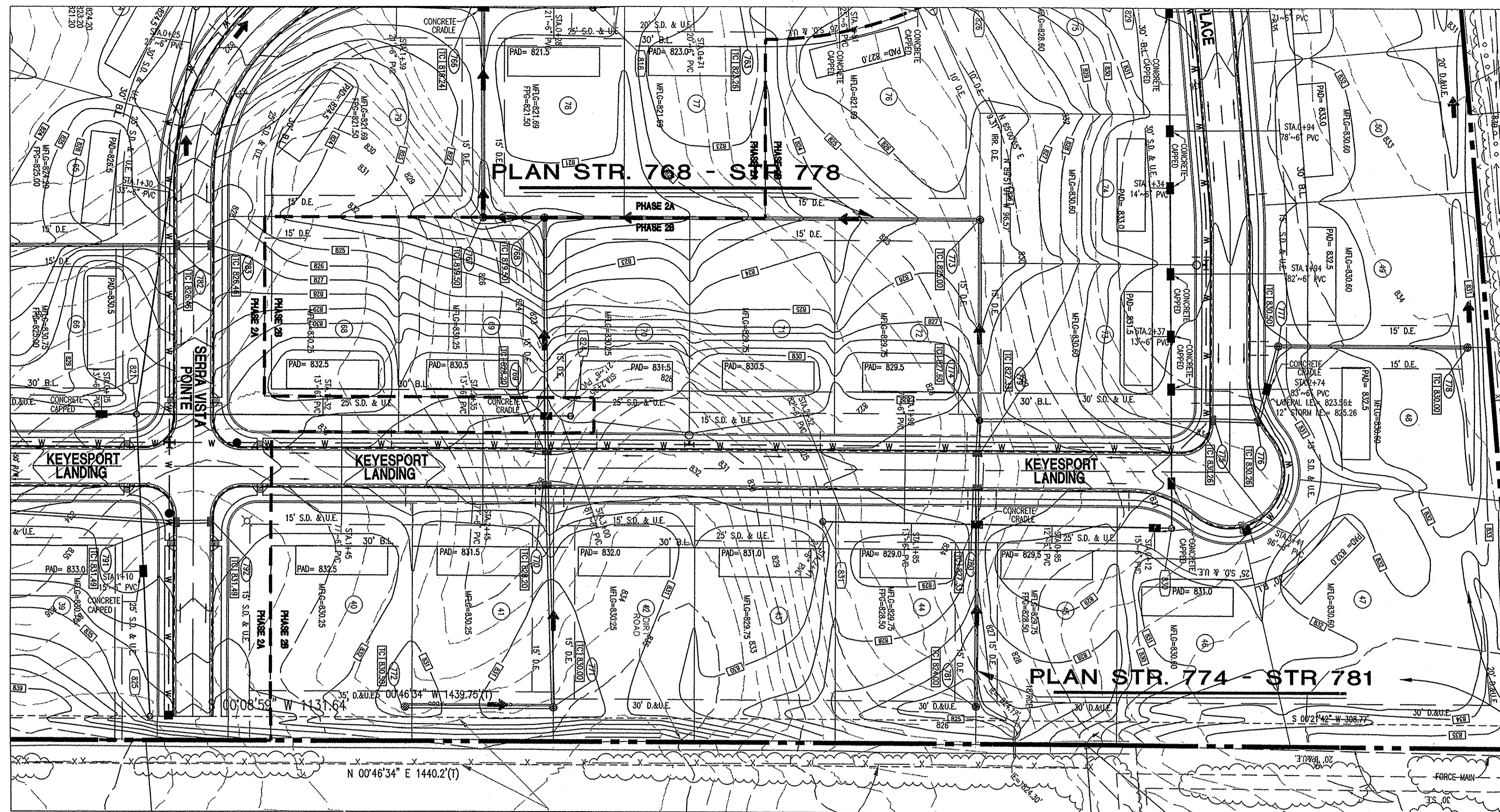
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Checked By: R RADABAUGH
Quality Assurance: D LACH

Scale: 1" = 50'

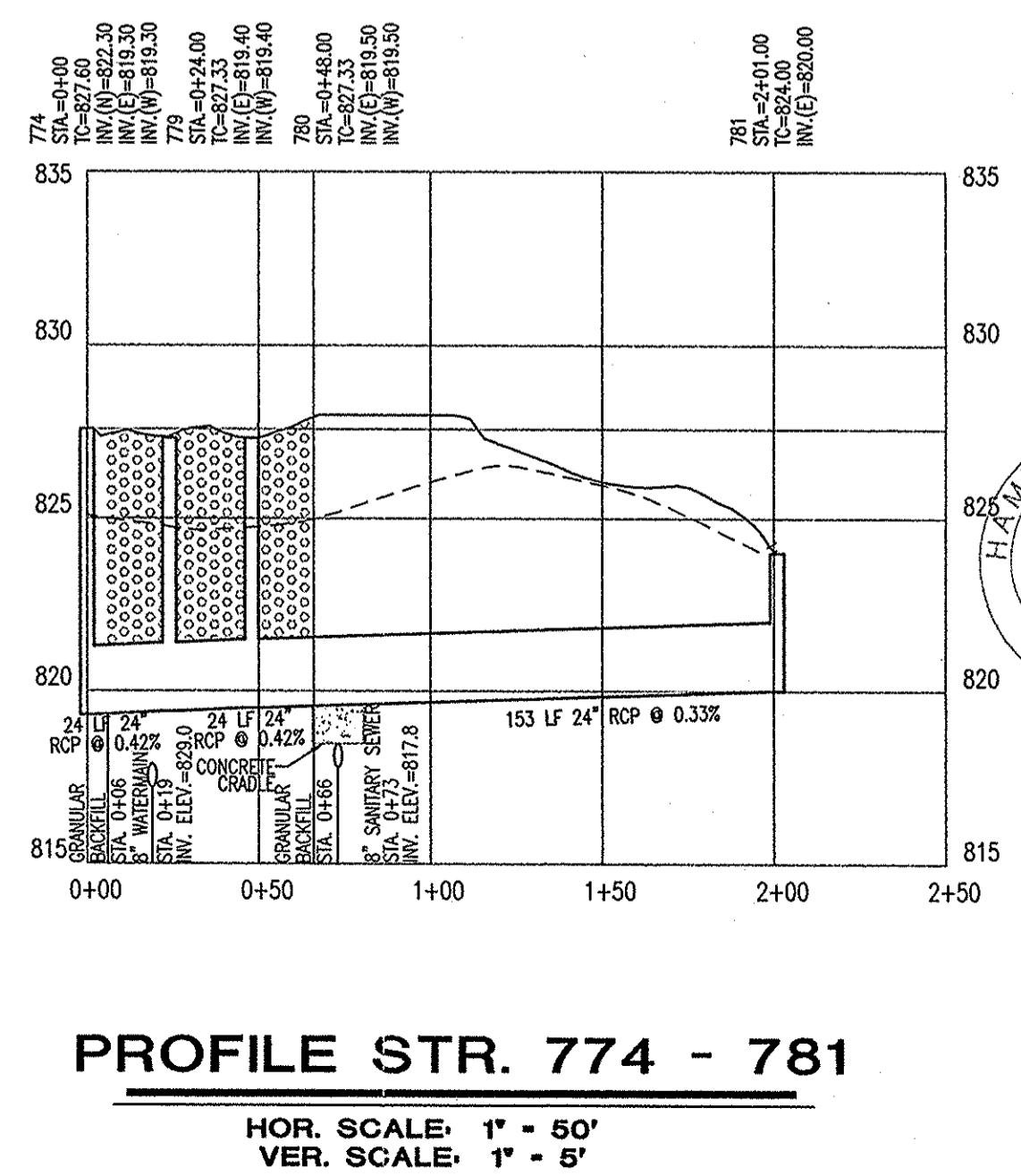
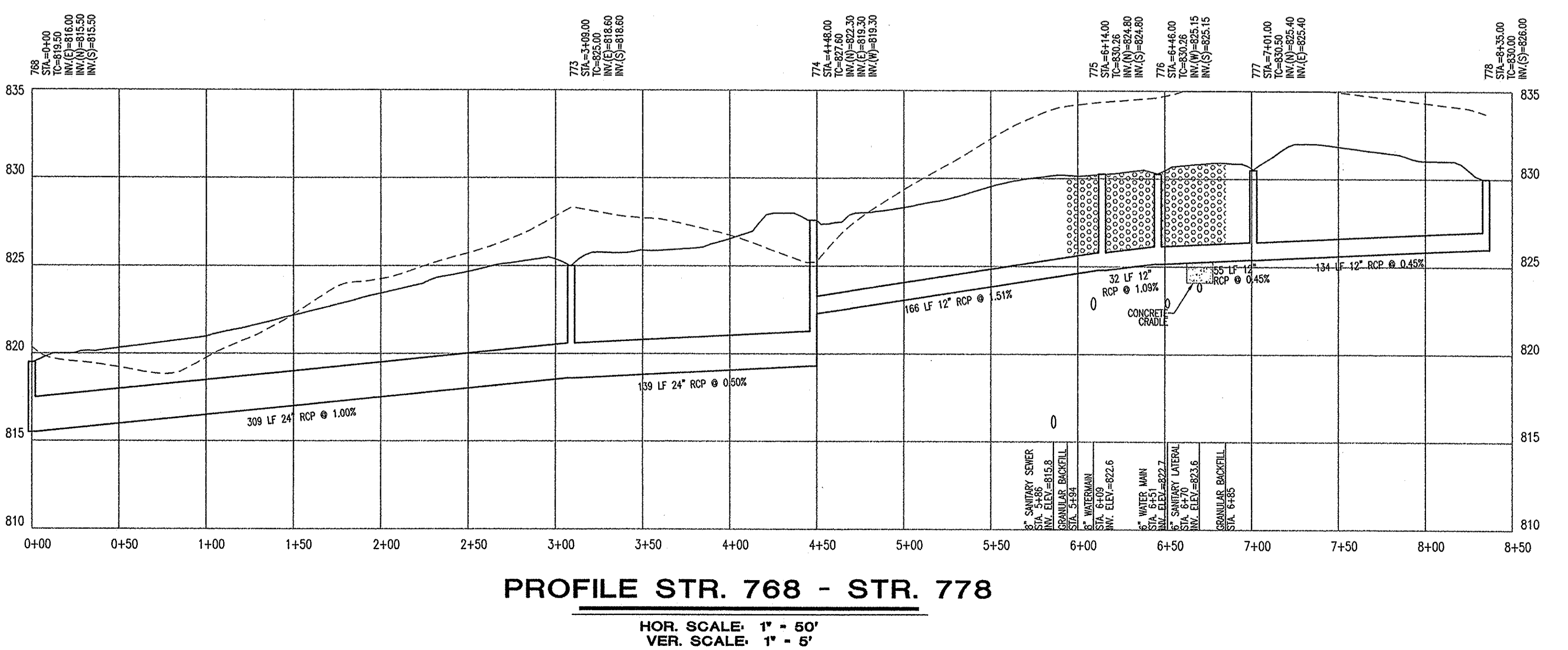
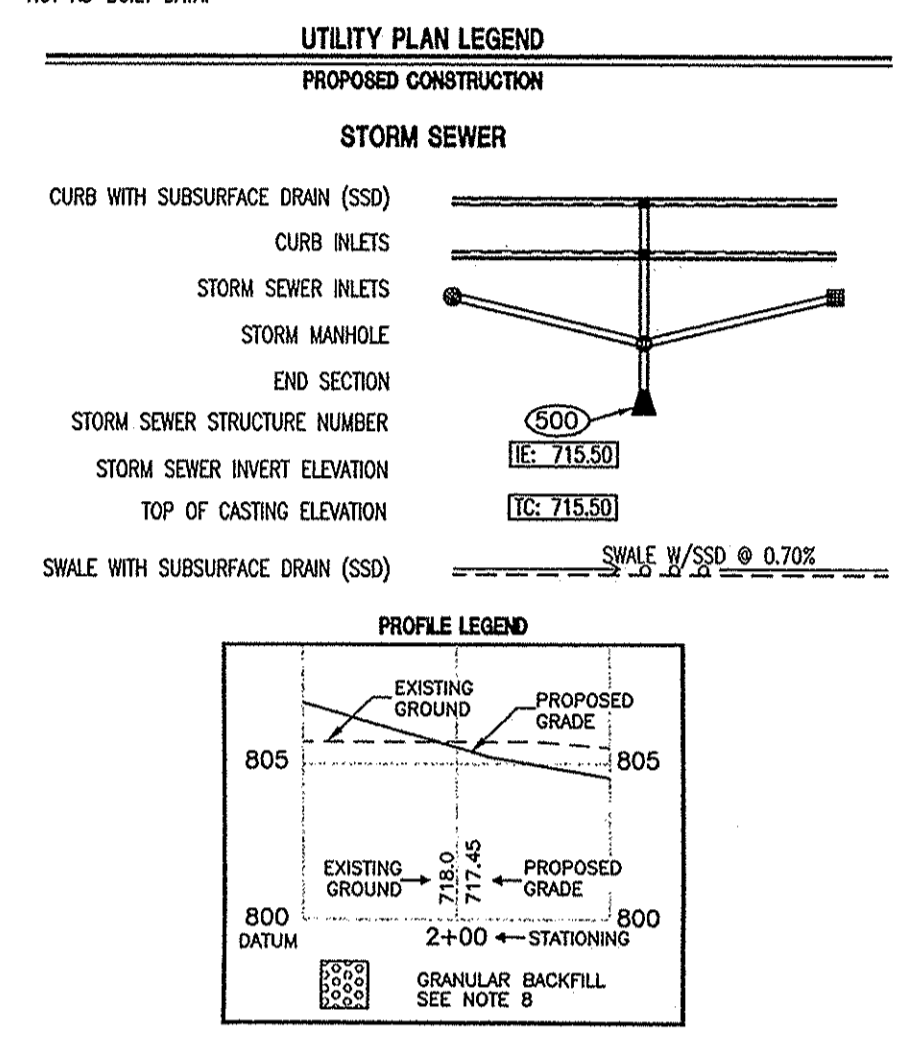
Sheet: **C702**

Date: 10/20/04

Project Number: 020424-20100



- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "I" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
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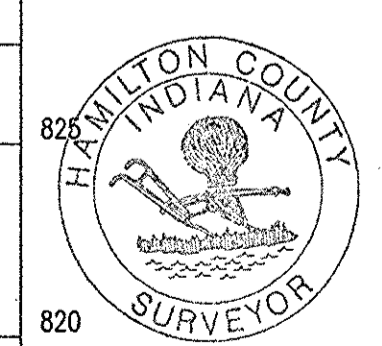
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HAMILTON CO. SURVEYORS OFFICE

APPROVED

DATE: APR 13 2005

Approved where drainage plans comply with Hamilton County Regulated Drain Design Standards only and does not imply Drainage Board acceptance nor secondary plat approval.

FILED

APR 13 2005

OFFICE OF HAMILTON COUNTY SURVEYOR

APPROVED FOR CONSTRUCTION

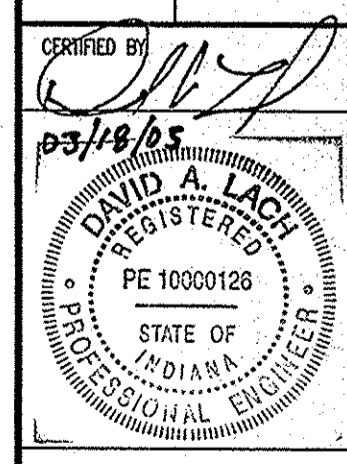
HAMILTON COUNTY
HIGHWAY DEPARTMENT

STORM SEWER PLAN AND PROFILE

THE RESERVE AT GEIST, PHASE TWO

MAC'S LANDING, LLC

P.O. BOX 501128
INDIANAPOLIS, IN 46250



Drawn By: M WAGNER

Checked By: R RADABAUGH

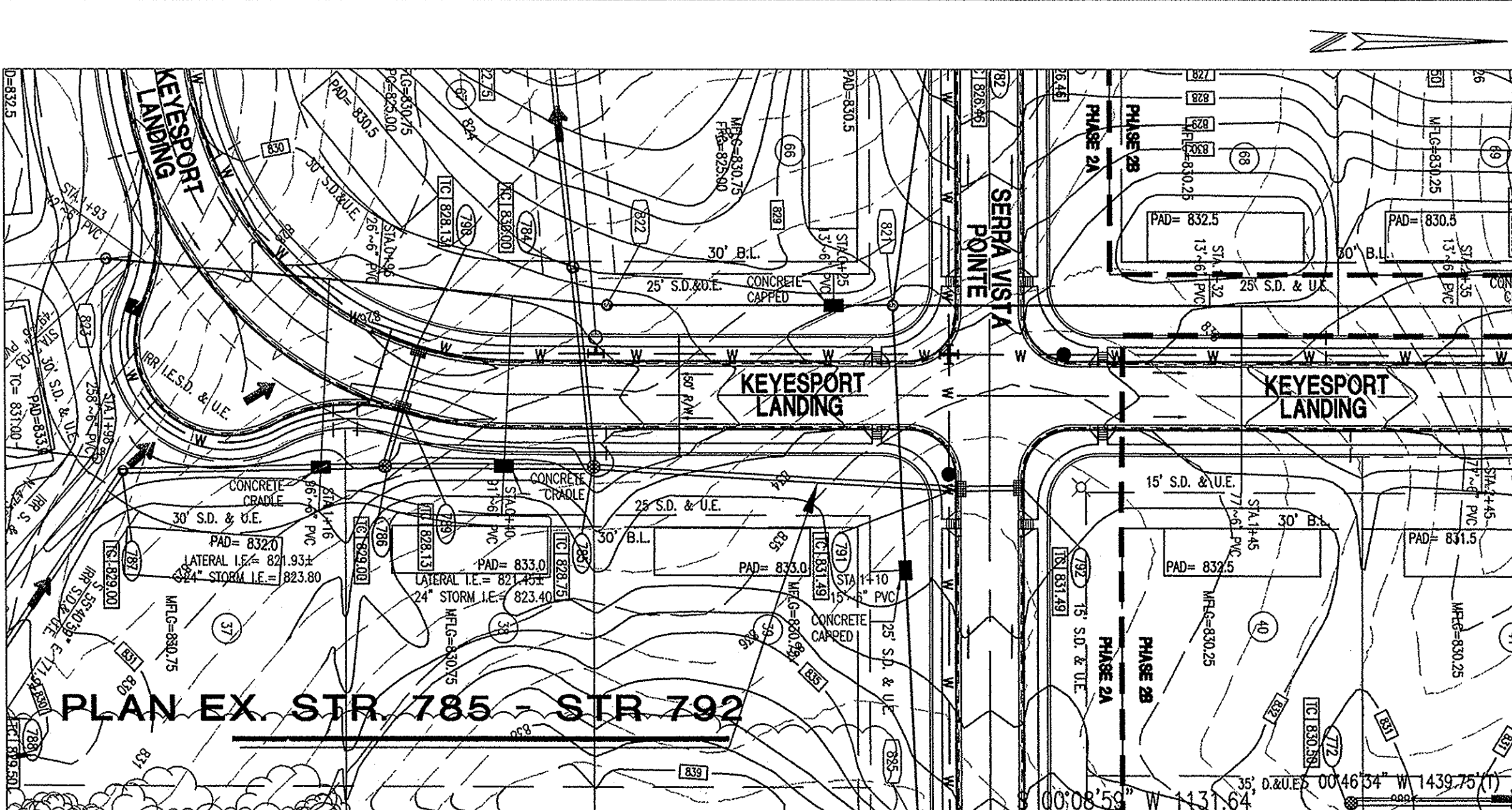
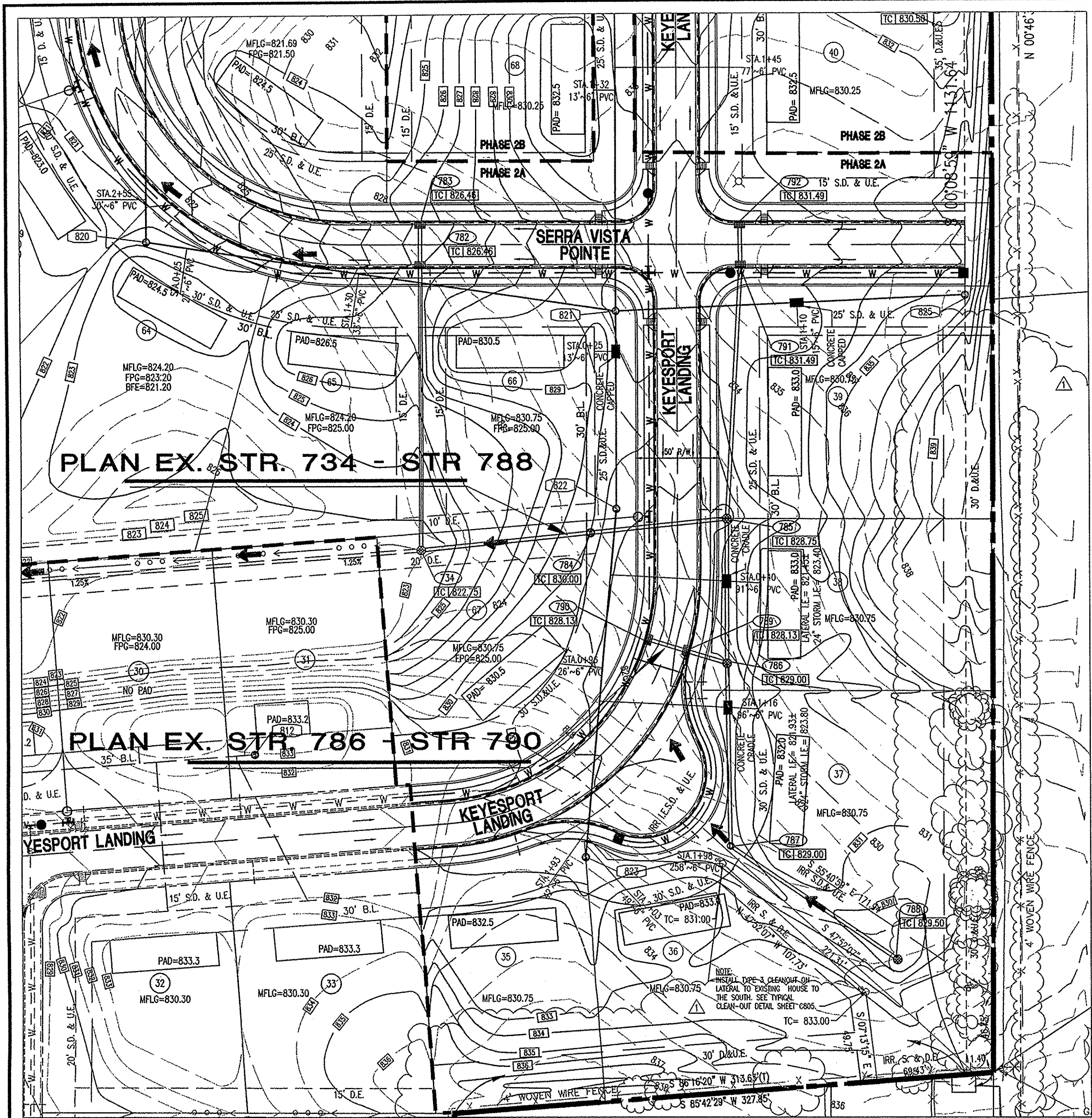
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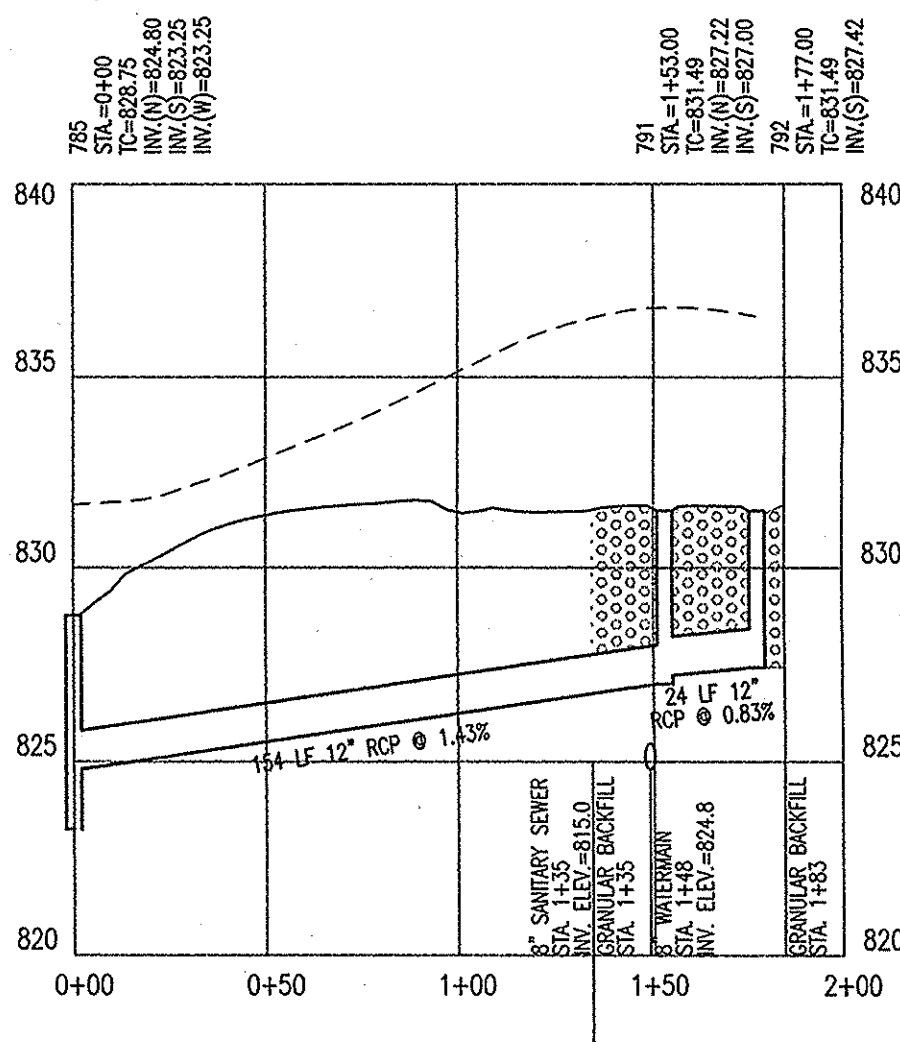
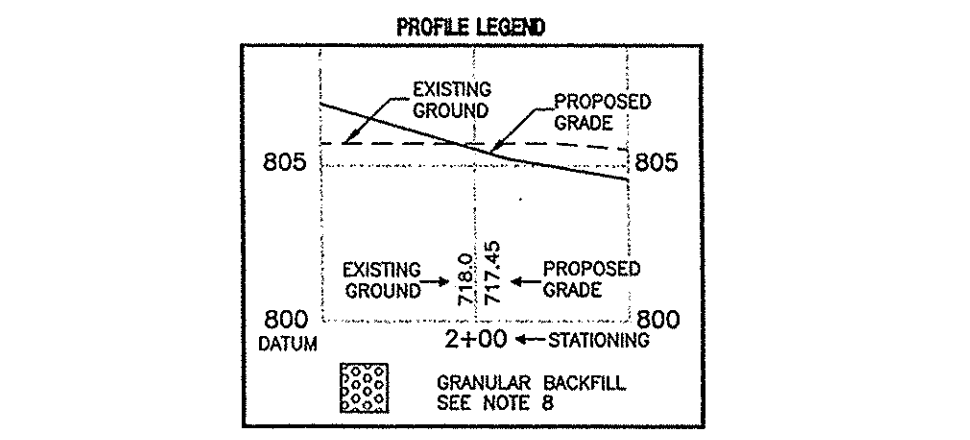
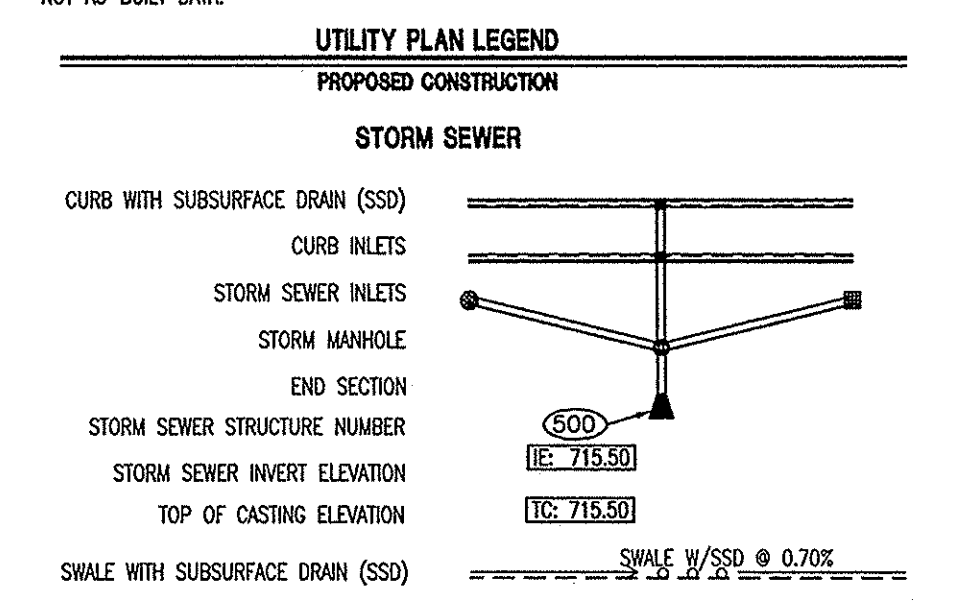
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Date: 10/20/04

Project Number: 020424-20100



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- IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- ALL STRUCTURES SHALL HAVE CASTINGS, JOINTS, LIFT RINGS, STEPS AND PIPE CONNECTIONS WELL GROUDED, TROWELED SMOOTH AND BRUSH FINISHED.
- ALL STRUCTURES (IE: MANHOLES, INLETS) SHALL HAVE POURED FLOW LINES AND BENCH WALLS. THE FLOW LINES AND BENCHWALLS SHALL BE TROWELED SMOOTH AND BRUSH FINISHED.
- FIELD ADJUSTMENTS OF TOP OF CASTING (T.O.C.) OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. ADJUSTMENTS EXCEEDING FIVE TENTHS (0.5) OF A FOOT MUST BE APPROVED BY THE ENGINEER TO DETERMINE THE INTEGRITY OF THE STRUCTURE AT NO COST TO THE OWNER.
- STORM STRUCTURES WITH INLET CASTINGS SHALL BE SET TO MAINTAIN A POSITIVE DRAINAGE FLOW INTO THE STRUCTURE.
- STORM PIPE INVERTS AT OUTLET STRUCTURES (IE: END SECTIONS), AND PIPE LENGTHS MAY REQUIRE FIELD ADJUSTMENTS TO MEET ACTUAL FIELD CONDITIONS.
- FULL DEPTH GRANULAR BACKFILL SHALL BE REQUIRED UNDER AND WITHIN (5) FEET OF ALL PAVED AREAS, INCLUDING CURBS, EDGE OF PAVEMENT, AND SIDEWALKS.
- PIPES LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE END SECTIONS.
- ALL CURB UNDERDRAINS SHALL BE CONNECTED TO THE STORM COLLECTION SYSTEM AT EITHER AN INLET OR A MANHOLE.
- IF ANY DISCREPANCIES OR CONFLICTS BECOME APPARENT BEFORE OR DURING CONSTRUCTION, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
- ALL PHASE 1 IMPROVEMENTS SHOWN ARE BASED ON ORIGINAL DESIGN INFORMATION, NOT AS-BUILT DATA.



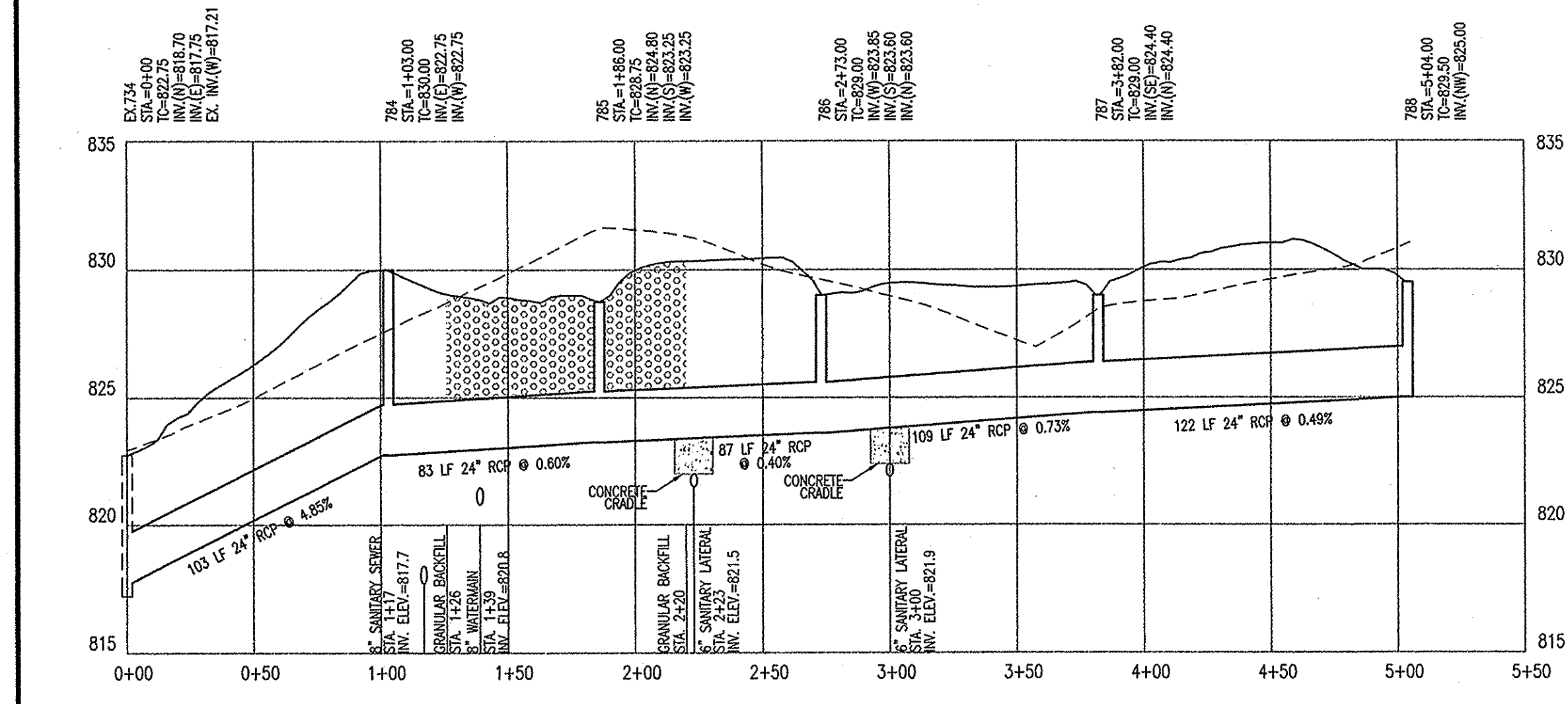
PROFILE STR. 785 - 792

HOR. SCALE: 1" = 50'
VER. SCALE: 1" = 5'

"HOLEY MOLEY" SAYS CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU DIG. IT'S THE LAW!

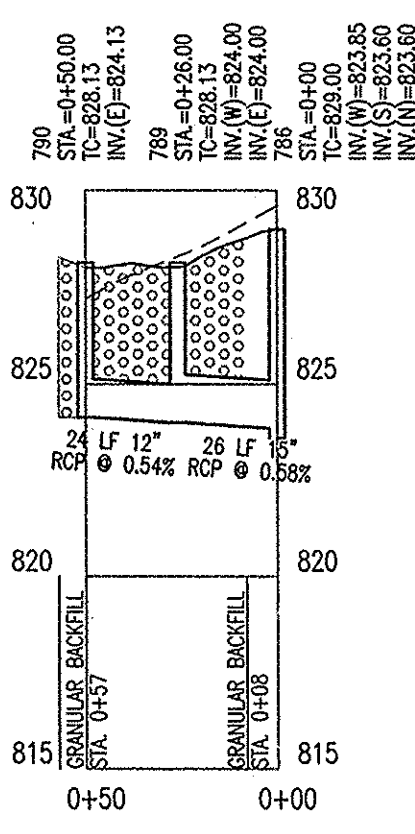
1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

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



PROFILE EX. STR. 734 - 788

HOR. SCALE: 1" = 50'
VER. SCALE: 1" = 5'



PROFILE STR. 786 - 790

HOR. SCALE: 1" = 50'
VER. SCALE: 1" = 5'

This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.
Entry Date: July 2010
Entered by: SLM



HAMILTON CO. SURVEYORS OFFICE
APPROVED

BY: [Signature] DATE: JUL - 5 2005

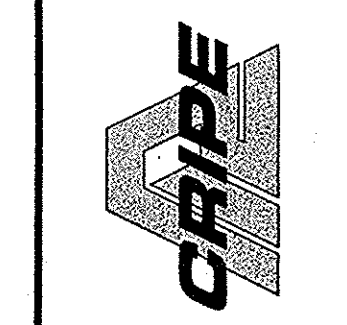
Approved where drainage plans comply with Hamilton County Regulated Drain Design Standards only and does not imply Drainage Board acceptance nor secondary plot approval

FILED
MAY 23 2005

Revision	Date	Description
1	5/17/05	REVISED PER HAMILTON CO. SURVEYOR

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND SURVEYING
TRANSPORTATION ENGINEERS
GIS

7172 GRAHAM ROAD
INDIANAPOLIS, INDIANA 46250
(317) 842-6777 FAX (317) 841-4798
E-Mail: picrpe@picrpe.com



STORM SEWER PLAN AND PROFILE
THE RESERVE AT GEIST, PHASE TWO
MAC'S LANDING, LLC
P.O. BOX 501128
INDIANAPOLIS, IN 46250

CERTIFIED BY: [Signature]
5/17/05
DAVID A. LACH
REGISTERED
PE 10000128
STATE OF INDIANA
PROFESSIONAL ENGINEER

Drawn By: M WAGNER
Checked By: R RADBAUGH
Quality Assurance: D LACH

Scale: 1" = 50'

C704

Date: 10/20/04
Project Number: 020424-20100