

Kenton C. Ward, Surveyor Phone (317) 776-8495 Fax (317) 776-9628

Suite 188 One Hamilton County Square Noblesville, Indiana 46060-2230

TO: Hamilton County Drainage Board

January 6, 2006

RE: Little Eagle Creek Drainage Area, Longridge Estates Section 2 Arm

Attached is a petition filed by Platinum Properties, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Longridge Estates Section 2 Arm, Little Eagle Creek Drainage Area to be located in Clay 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	4,923 ft.	18" RCP	289 ft	27" RCP	503 ft.
12" RCP	549 ft.	21" RCP	410 ft.		
15" RCP	264 ft.	24" RCP	209 ft.		

The total length of the drain will be 7,147 feet.

The retention pond (Pond #3) located in Common Area #6 is to be considered part of the regulated drain. Pond maintenance shall include the inlet, outlet, sediment removal and erosion control along the banks as part of the regulated drain. The maintenance of the pond, such as mowing and aquatic vegetation control, will be the responsibility of the Homeowners Association. 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.

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

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will results to landowners by the constructions of this drain. I recommend the maintenance assessments as follows:

- 1. Maintenance assessment for roads and streets be set as \$10.00 per acre.
- 2. Maintenance assessment for agricultural tracts be set at \$5.00 per acre with a \$15.00 minimum.
- 3. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$15.00 minimum.
- 4. Maintenance assessment for commercial, institutional and multi-family residential tracts be set at \$10.00 per acre with a \$75.00 minimum.
- 5. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated rain (those systems maintained by the City of Carmel or the Town of Westfield) shall be set at \$35.00 per lot \$35.00 minimum. Common areas within subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the City of Carmel or the Town of Westfield) shall be set at \$5.00 per acre with a \$35.00 minimum.
- 6. Maintenance assessment for platted lots within a subdivision whose drainage system will be part of the regulated drain shall be set at \$65.00 per lot \$65.00 minimum. Common areas within regulated drain subdivisions shall be set at \$10.00 per acre with a \$65.00 minimum.

With this assessment the total annual assessment for this drain/this section will be \$2,801.70.

The petitioner has submitted surety for the proposed drain at this time. The sureties, which are in the form of a Performance Bond, are as follows:

Agent: Bond Safeguard Insurance Company

Date: November 14, 2005

Number: 5019826

For: Storm Sewers & SSD Amount: \$237,158.40

Agent: Bond Safeguard Insurance Company

Date: November 14, 2005

Number: 5019824 For: Erosion Control Amount: \$12,000.00

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 Longridge Estates Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 25, 2006.

Kenton/C. Ward

Hamilton County Surveyor

KCW/pll

COUNTY OF HAMILTON)		
TO 1111 (11 TO) 1 CO 1		
TO: HAMILTON COUNTY DRAINAGE BOARD % Hamilton County Surveyor One Hamilton County Square, Suite 188 Noblesville, IN. 46060-2230		
In the matter of LongRidge Estates Two	Subdivision, Section	
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 LongRidge Estates, Section 2, 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.

(Revised 06/08/04)

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:

- 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

Den Branews		
Signed	Signed	
Ken Brasseur		
Printed Name	Printed Name	
June 30, 2005		
Date	Date	
Signed	Signed	
Printed Name	Printed Name	
Date	Date	

Longridge Estates Section 2 GASB 34 Calculation

Little Eagle Creek Drain-Longridge Estates Sec. 2: 7147ft Lion Creek Drain –Longridge Estates Sec. 2: 2596 ft

Total Footage = 9734

Bond Amount = \$207,632.00

Little Eagle Creek Drain-Longridge Estates Sec. 2: .73(\$207,632.00) = \$151,571.36 **Lion Creek Drain –Longridge Estates Sec. 2:** .27(\$207,632.00) = \$56,060.64

Note: Bonds were posted at 120% of the engineers estimate. This dollar amount is based upon the engineer's estimate.



CONSULTING ENGINEERS • LAND SURVEYORS

David J. Stoeppelwerth, P.E., P.L.S. President, C.E.O.

Curtis C. Huff, P.L.S. Vice-President, C.O.O.

R.M. Stoeppelwerth, P.E., P.L.S. President Emeritus

November 10, 2005

Hamilton County Surveyor's Office One Hamilton County Square Suite 188 Noblesville, Indiana 46060

Attention: Greg Hoyes

Re: Long Ridge Estates, Section 2

Dear Mr. Hoyes:

On behalf of the developer Platinum Properties, L.L.C., I wish to submit the following Engineer's Estimate for Long Ridge Estates, Section 2. The estimate is as follows:

Storm Sewer and Sub Surface Drains

\$197,632.00

Erosion Control

\$10,000.00

Monumentation

\$8,680.00

If you have any questions regarding these estimates, please contact Edward E. Fleming at (317) 577-3400, ext. 22.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

David J. Stoeppelwerth Professional Engineer

No. 19358

19358 STATE OF

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FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Longridge Estates Section 2 Arm

On this 25th day of September 2006, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the Little Eagle Creek Drain, Longridge Estates Section 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

Attest: Seprette Mosboury

CERTIFICATE OF COMPLETION AND COMPLIANCE

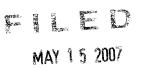
To: Hamilton County Surveyor

Re: Longridge Estates, Section Two

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: Han	Date: May 14, 2007
Type or Print Name:	David J. Stoeppelwerth
Business Address:	7965 East 106th Street
	Fishers, Indiana 46038
Telephone Number:	(317) 849-5935
SEAL	INDIANA REGISTRATION NUMBER
	80040474





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

September 22, 2008

Re: Little Eagle Creek Drain: Longridge Estates Section 2

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

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated January 6, 2006. The report was approved by the Board at the hearing held September 25, 2006. (See Drainage Board Minutes Book 9, Pages 450-452) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn_Invert	Grade:	Changes:
172-171	115	12	RCP		900.01	0.78	2
171-170	57	12	RCP	900.01	899.79	0.39	-2
170-169	30	15	RCP	899.79	899.61	0.6	
169-168	175	15	RCP	899.61	898.55	0.62	
168-167	56	18	RCP	898.53	898.12		1
167-166	173	18	RCP	898.12	897.14	0.57	-2
166-165	136	24	RCP	897.14	896.41	0.54	1
165-164	73	24	RCP	896.41	895.93	0.66	-1
175-174	143	12	RCP	899.17	898.19	0.69	1
174-173	58	15	RCP	898.19	897.9	0.5	-1
173-166	112	21	RCP	897.9	897.14	0.68	1
176-173	30	12	RCP	899.97	899.33	2.13	
183-179	30	12	RCP	898.25	897.31	3.13	
182-181	114	_12	RCP	897.82	897.18	0.56	-2
181-180	53	12	RCP	897.18	896.98	0.38	2
180-179	59	18	RCP	896.98	896.79	0.32	
179-178	100	21_	RCP_	896.79	896.33	0.46	1
178-177	197	21	RCP	896.33	895.91		-3
184-185	189	27	RCP	895.89	894.88	0.53	-1
185-186	31	27	RCP	894.88	894.34	1.74	
186-187	133	27	RCP	891.16	890.24	0.69	
187-188	144	27	RCP	886.04	885.44	0.42	-5

6" SSD Streets:

Mary Lou	403
Brown	
Farm	876
Hiatt	240
Wilmuth	250
Kattman	628
x2	

Total: 4794

RCP Pipe Totals:

ti Olais.
542
263
409
288
209
497

Total: 2208

The length of the drain due to the changes described above is now 7002 feet.

The non-enforcement was approved by the Board at its meeting on September 25, 2006 and recorded under instrument #200600057596.

The following sureties were guaranteed by Bond Safeguard Insurance Company and released by the Board on its September 10, 2007 meeting.

Bond-LC No: 5019826

Insured For: Storm Sewers

Amount: \$237,158.40

Issue Date: November 14, 2005

Bond-LC No: 5019824

Insured For: Erosion Control

Amount: \$12,000.00

Issue Date: November 14, 2005

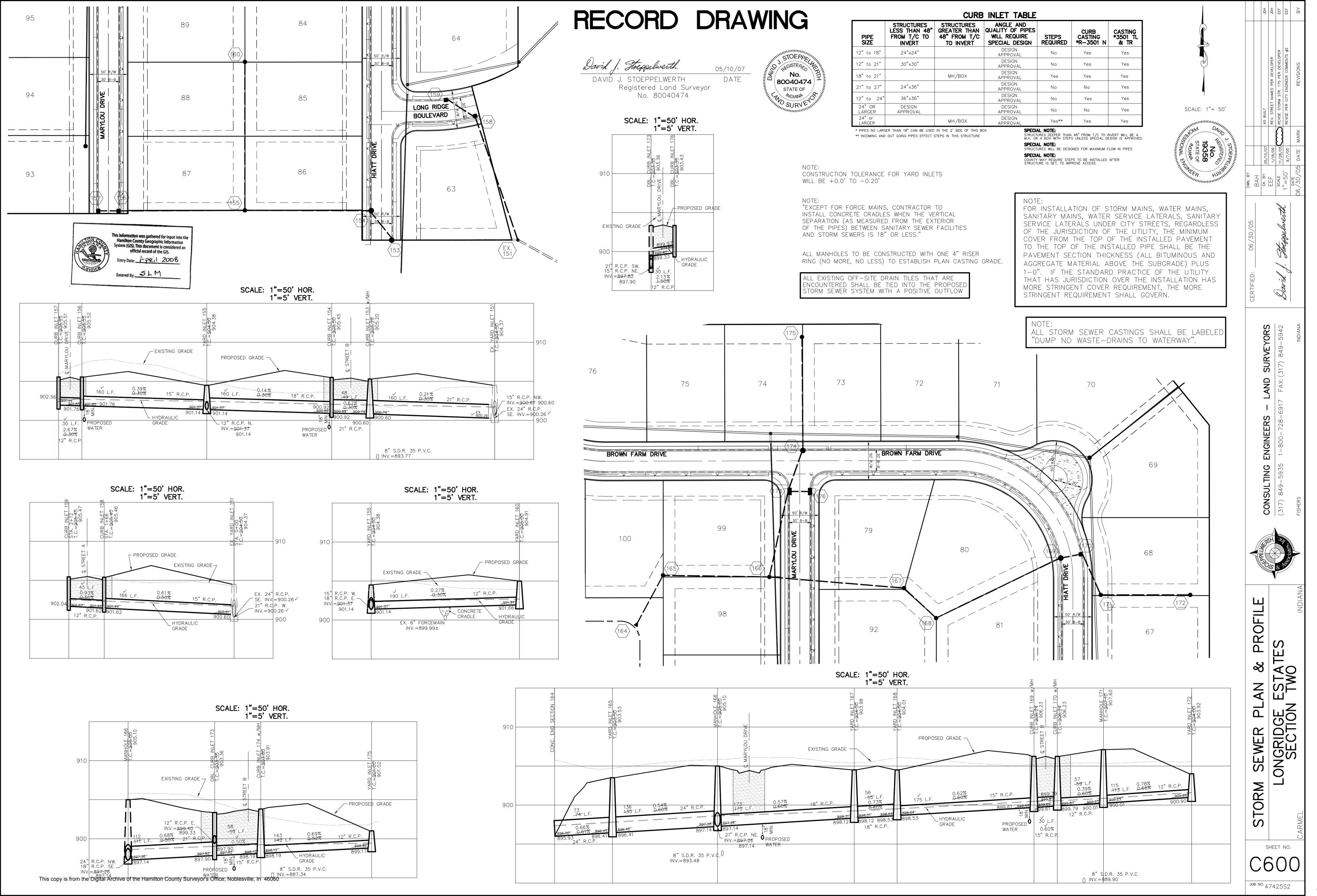
I recommend the Board approve the drain's construction as complete and acceptable.

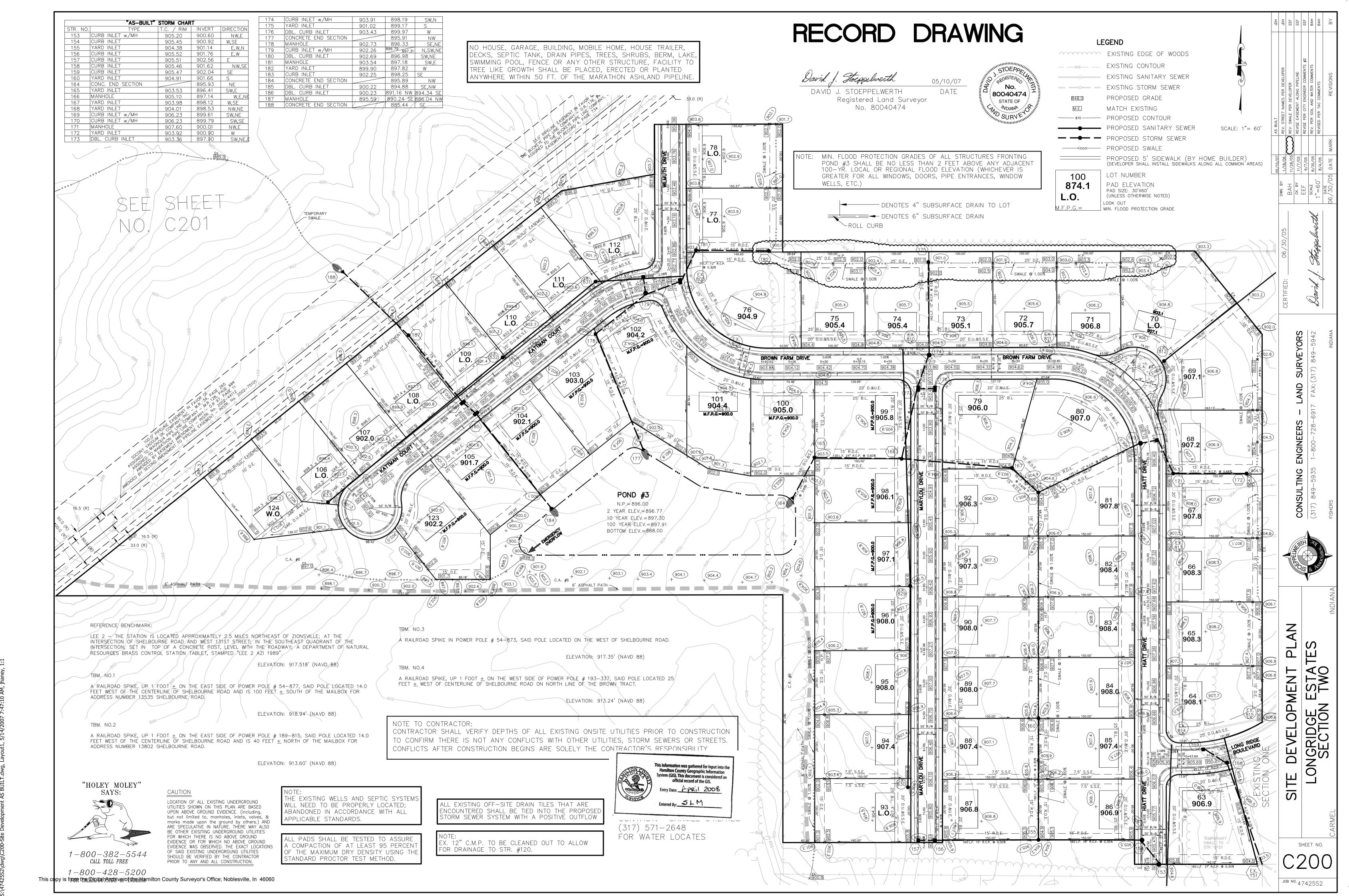
Sincerely,

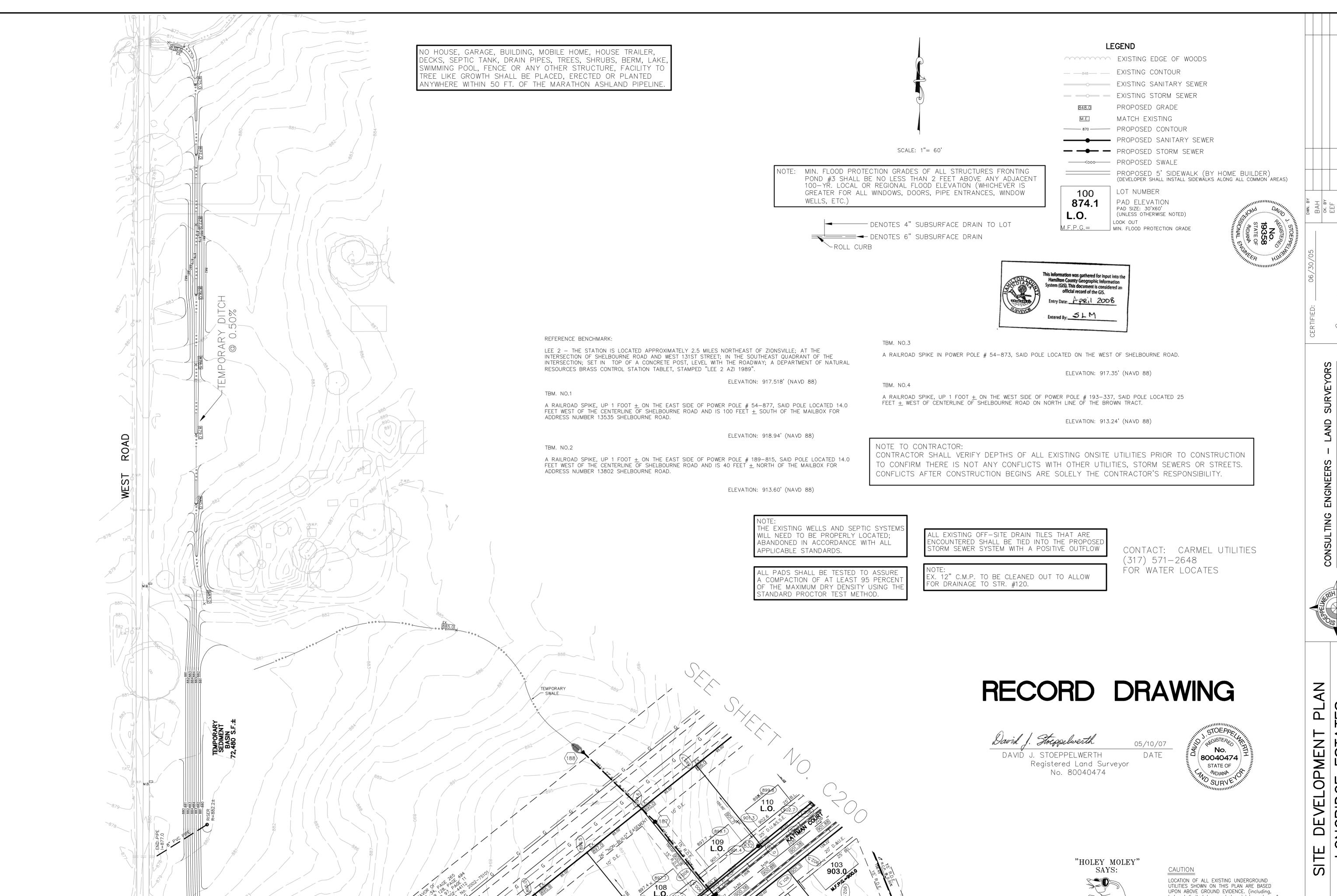
Kenton C. Ward, CFM

Hamilton County Surveyor

KCW/slm







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SITE DEVELOPME LONGRIDGE ES SECTION T

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

1-800-382-5544 CALL TOLL FREE

1-800-428-5200FOR CALLS OUTSIDE OF INDIANA C201

JOB NO. 47425S2

PIPE SIZE	STRUCTURES LESS THAN 48" FROM T/C TO INVERT	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING *R-3501 N	CAST *3501 &
12" to 18"	24"×24"		DESIGN APPROVAL	No	Yes	Ye:
12" to 21"	30"×30"		DESIGN APPROVAL	No	Yes	Ye:
18" to 21"		MH/BOX	DESIGN APPROVAL	Yes	Yes	Yes
21" to 27"	24"x36"		DESIGN APPROVAL	No	No	Yes
12" to 24"	36"x36"		DESIGN APPROVAL	No	Yes	Ye:
24" OR LARGER	DESIGN APPROVAL		DESIGN APPROVAL	No	No	Yes
24" or		MH/BOX	DESIGN	Yes**	Yes	Yes

* PIPES NO LARGER THAN 18" CAN BE USED IN THE 2' SIDE OF THIS BOX ** INCOMING AND OUT GOING PIPES EFFECT STEPS IN THIS STRUCTURE

SPECIAL NOTE: Structures will be designed for maximum flow in Pipes

SPECIAL NOTE: COUNTY MAY REQUIRE STEPS TO BE INSTALLED AFTER STRUCTURE IS SET, TO IMPROVE ACCESS.

No. 19358 STATE OF .. NDIANA .. SCALE: 1"= 50'

CONSTRUCTION TOLERANCE FOR YARD INLETS WILL BE +0.0' TO -0.20'

"EXCEPT FOR FORCE MAINS, CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES AND STORM SEWERS IS 18" OR LESS."

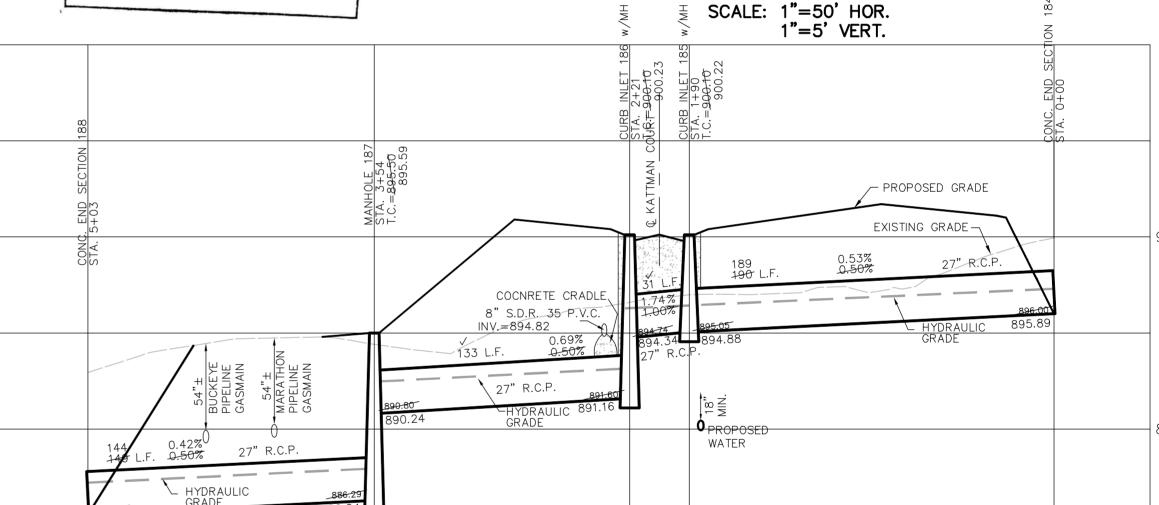
ALL MANHOLES TO BE CONSTRUCTED WITH ONE 4" RISER RING (NO MORE, NO LESS) TO ESTABLISH PLAN CASTING GRADE.

L EXISTING OFF-SITE DRAIN TILES THAT ARE ENCOUNTERED SHALL BE TIED INTO THE PROPOSED STORM SEWER SYSTEM WITH A POSITIVE OUTFLOW

FOR INSTALLATION OF STORM MAINS, WATER MAINS, SANITARY MAINS, WATER SERVICE LATERALS, SANITARY SERVICE LATERALS UNDER CITY STREETS, REGARDLESS OF THE JURISDICTION OF THE UTILITY, THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1-0". IF THE STANDARD PRACTICE OF THE UTILITY THAT HAS JURISDICTION OVER THE INSTALLATION HAS MORE STRINGENT COVER REQUIREMENT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS. intry Date: APRIL 2008 Entered By: 5 L M

ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY".



CONTRACTOR TO VERIFY LOCATION OF GASMAINS BEFORE CONSTUCTION OF STORM SEWER.

NO HOUSE, GARAGE, BUILDING, MOBILE HOME, HOUSE TRAILER, DECKS, SEPTIC TANK, DRAIN PIPES, TREES, SHRUBS, BERM, LAKE SWIMMING POOL, FENCE OR ANY OTHER STRUCTURE, FACILITY TO TREE LIKE GROWTH SHALL BE PLACED, ERECTED OR PLANTED ANYWHERE WITHIN 50 FT. OF THE MARATHON ASHLAND PIPELINE

SCALE: 1"=50' HOR. 1"=5' VERT. PROPOSED GRADE - EXISTING GRADE 21" R.C.P. SW. 18" R.C.P. NE. INV.=896.90 HYDRAULIC-GRADE

BEFORE INSTALLATION OF PIPE BETWEEN STR. 187 AND STR. 188, THE CONTRACTOR SHALL HAVE STOEPPELWERTH & ASSOC. STAKE THE CROSSING AT THE GASMAIN. CONTRACTOR TO THEN CONTACT

MARATHON ASHLAND PIPELINE AT 317-291-9460 TO HAVE THEM

VERIFY THE GAS MAIN DEPTH PRIOR TO CONSTRUCTION.

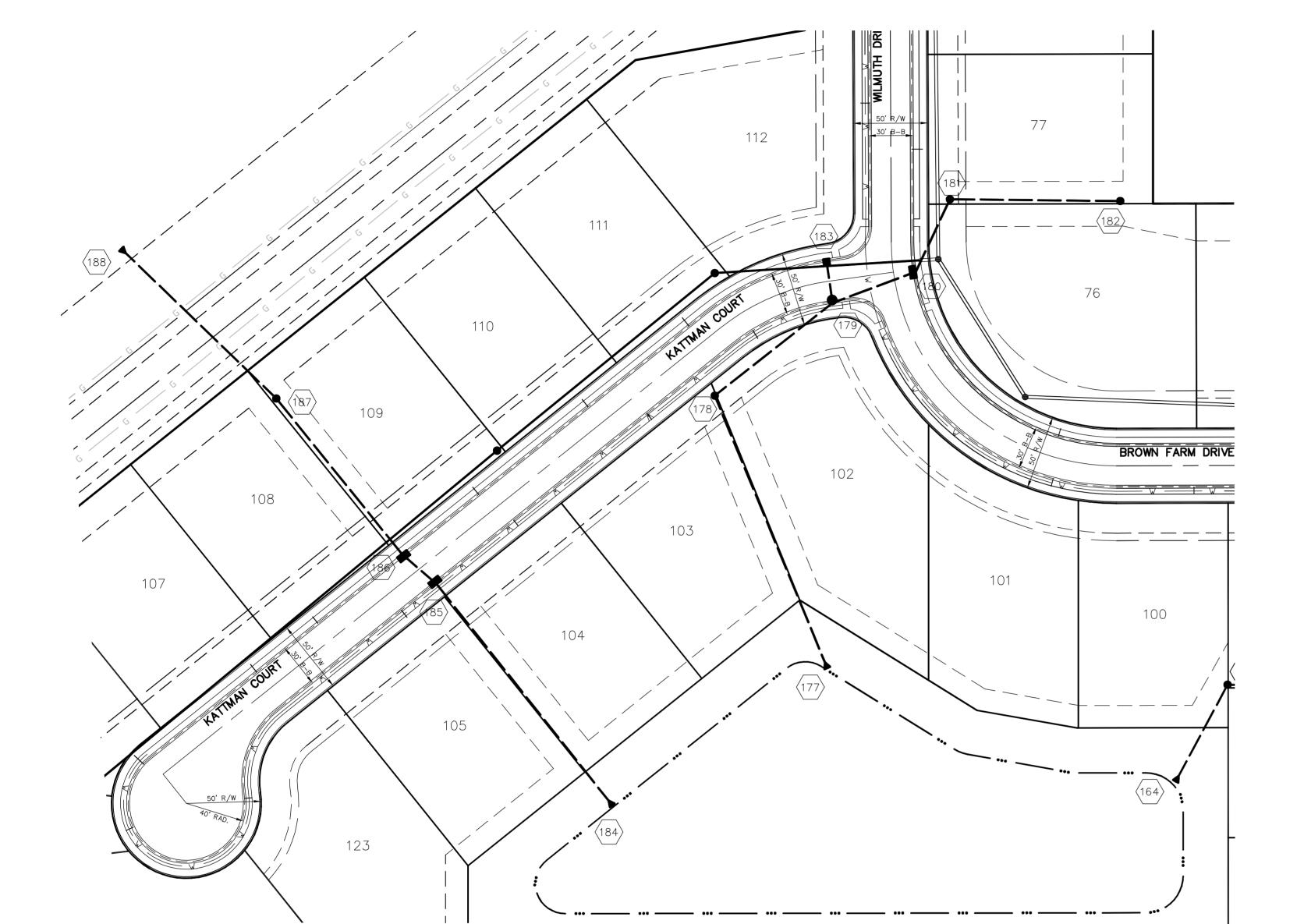
RECORD DRAWING

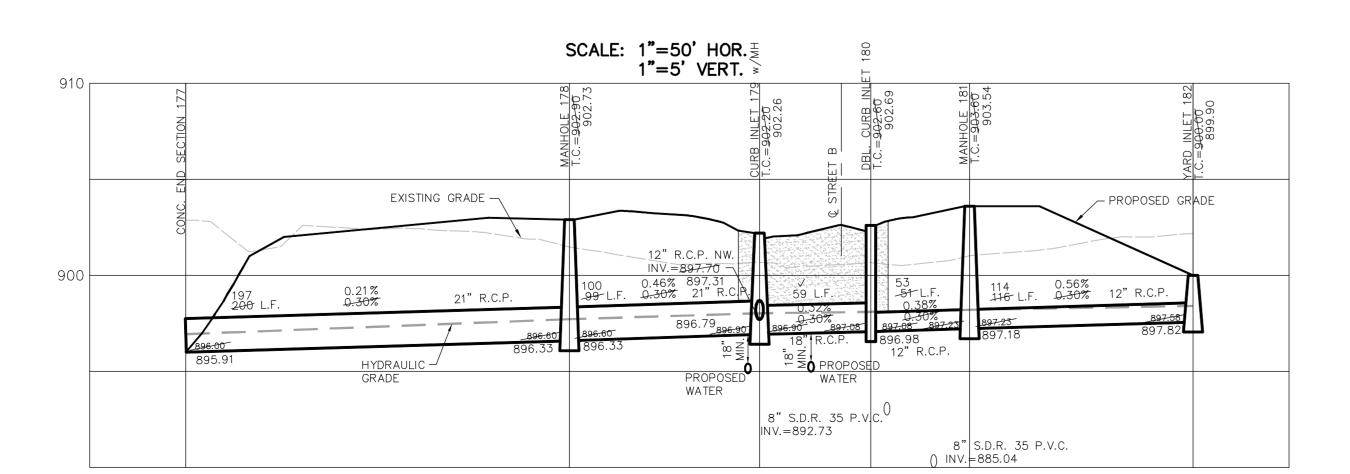
05/10/07 Registered Land Surveyor No. 80040474

NOTE TO CONTRACTOR:

No. 80040474 STATE OF WDIANA ...

DATE





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C601

JOB NO. 47425S2

CONSUL (317) 849

SURVEYORS (317) 849–5942

ENGINEERS

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PROFILE

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ONGRIDGE I SECTION 7 SEWER

STORM SHEET NO.