

SURVEYOR'S OFFICE
Hamilton County

August 4, 2008

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

RE: Spring Mill Run Drain, Woodhall Lane Arm

Attached is a petition filed by Woodhall, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Woodhall Lane Arm, Spring Mill Run Drain 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	3,030 ft.	18" RCP	747 ft.
12" RCP	386 ft.	Open Ditch	50 ft.
15" RCP	122 ft.		

The total length of the drain will be 4,335 feet.

The open ditch listed above is the existing open channel (Well Run) from Str. 17, the outlet from Woodhall Lane, to the north right of way line of 106th Street.

The retention ponds (North Lake and South Lake) located in Common Area "A" and "D" are 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 ponds such as mowing and aquatic vegetation control will be the responsibility of the Homeowners Association. The Board will however retain jurisdiction for ensuring the storage volume for which the ponds were 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 and those main lines between lots or in rear yards. Only the main SSD lines, which are located within the easement and Woodhall Lane (Common area E), are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portion of the SSD which will be regulated other than those under curbs are as follows:

The SSD in the rear yards of Lots 5 and 6, that drains to the south Lake.

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 \$2.00 per acre for common areas and platted lots with a \$25.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain/this section will be \$361.40.

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: North American Specialty Insurance Co.	Agent: North American Specialty Insurance Co
Date: May 28, 2008	Date: May 28, 2008
Number: 2084341	Number: 2084343
For: Storm Sewers	For: Erosion Control
Amount: \$98,629.00	Amount: \$43,758.00

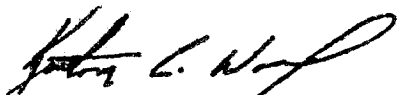
Parcels assessed for this drain may be assessed for the Williams Creek Drain at sometime in the future.

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

The off-site easement on parcel 17-13-09-00-004.000, owned by Nicholas Kestner, is recorded in the office of the Hamilton County Recorder as instrument number 2008023895 with recording date of May 5, 2008.

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 Woodhall Lane as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 22, 2008.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

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 Woodhall Lane Subdivision, Section
N/A 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 Woodhall Lane, 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

WOODHALL, LLC

By JEFFREY B. COTEN, MEMBER

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Springmill Run Drain, Woodhall Lane Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Springmill Run Drain, Woodhall Lane Arm** on **September 22, 2008** at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made 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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Springmill Run Drain, Woodhall Lane Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **September 22, 2008** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh


ONE TIME ONLY

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Springmill Run Drain, Woodhall Lane Arm


On this **22nd day of September 2008**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Springmill Run Drain, Woodhall Lane 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.

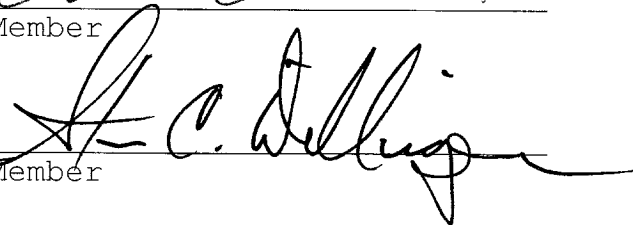
HAMILTON COUNTY DRAINAGE BOARD




President



Member



Member

Attest: 

Master Quantity Listing

CONSTRUCTION COST
for
Woodhall Lane

Date: 4/25/2008
By: _____

Item No.	Description	Quantity	Unit	Unit Price	Amount
STORM					
50	12" Stm. Pipe, 0'-6' Tr., incl. Gravel Backfill	363	LFT	\$ 25.00	9075
56	15" Stm. Pipe, 0'-6' Tr., incl. Gravel Backfill	122	LFT	\$ 28.00	3416
62	18" Stm. Pipe, 0'-6' Tr., incl. Gravel Backfill	188	LFT	\$ 30.00	5640
64	18" Stm. Pipe, 6'-8' Tr., incl. Gravel Backfill	559	LFT	\$ 35.00	19565
145	Standard Stm. Manhole, 12" thru 24" Pipes	5	EA	\$ 1,800.00	9000
150	Inlet Type B	12	EA	\$ 1,300.00	15600
151	Inlet Type C	2	EA	\$ 1,400.00	2800
154	12" End Section	3	EA	\$ 400.00	1200
155	15" End Section	1	EA	\$ 450.00	450
156	18" End Section	2	EA	\$ 500.00	1000
167	Rip Rap	90	SYS	\$ 20.00	1800
Storm Subtotal					\$ 69,546.00
Monuments					
200	Lot Monuments	1	TOTAL	\$ 1,800.00	1800
					\$ 1,800.00
Erosion Control					
354	Seeding	26973	SYD	\$ 0.55	14835.15
355	Erosion Control Blanket	5271	SYD	\$ 1.25	6588.75
356	Silt Fence	2656	LF	\$ 2.50	6640
358	Rip-Rap	150	SYD	\$ 24.00	3600
Erosion Control Subtotal					\$ 31,663.90
Total					\$ 103,009.90
Contengincies 10%					\$ 10,300.99
Net Total					\$ 113,310.89
Number of Lots					9
Total cost per Lot					\$ 12,590.10

Lance Ferrell

From: Randy Marra [tunneldigger@msn.com]
Sent: Wednesday, December 17, 2008 9:39 AM
To: Lance Ferrell
Cc: Mark Zukerman; Jeffrey B. Cohen; Mary Warner
Subject: WL: Woodhall Certification

CERTIFICATION OF COMPLETION

Banning Engineering
Attn: Mr. Lance Ferrell
Date: 12/2008

We herby certify the Woodhall subdivision located in Hamilton County, Indiana was built to the plans, specifications, and staking as provided by Banning Engineering Plainfield, IN.

R. Randy Marra
President
1555 S. Franklin Road
Indianapolis, IN 46239
(317) 356-3514 ext 6
(317) 359-5254 fax
tunneldigger@msn.com

WOODHALL CREEK
106th ST & TOWN ROAD

Engineer's Certification

We the undersigned engineers (BANNING ENGINEERING) for the sanitary sewers for a development project known as WOODHALL LANE (The Project) located at 106TH STREET & TOWN ROAD in HAMILTON County, Indiana, do hereby certify that to the best of our knowledge, The Project has been built in accordance with the plans approved by the Clay Township Regional Waste District (The District) and has passed all tests required under State law and/or the rules and ordinances of The District.

Dated: 12/17/08

Engineering Firm: BANNING ENGINEERING
Signed By: Walter F. Rebaer, III
Printed Name: WALTER F. REBAER, III, PE, RLS
Title: SENIOR PROJECT MANAGER



KWW

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

January 13, 2010

Re: Springmill Run Drain: Woodhall Lane

Attached are as-builts, certificate of completion & compliance, and other information for Woodhall Lane. 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 4, 2008. The report was approved by the Board at the hearing held September 22, 2008. (See Drainage Board Minutes Book 11, Pages 322-323) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn_Invert	Grade:	Changes:
134-133	89	15	RCP	863.73	862.99	0.83	-3
133-132	29	15	RCP	862.93	862.87	0.21	-1
131-130	51	18	RCP	863.11	862.99	0.24	-1
130-128	127	18	RCP	862.99	862.51	0.38	-9
128-127	248	18	RCP	862.51	861.86	0.26	-2
127-124	167	18	RCP	861.86	861.58	0.17	-7
124-123	90	18	RCP	861.58	861.38	0.22	-4
123-122	33	18	RCP	861.38	861.32	0.18	-8
136-126	58	12	RCP	862.47	862.18	0.5	-2
126-125	26	12	RCP	862.18	861.96	0.85	-4
125-124	18	12	RCP	861.96	861.86	0.56	2
129-128	110	12	RCP	863.33	862.59	0.85	-10
121-120	26	12	RCP	862.1	861.87	0.88	-4
120-119	38	12	RCP	861.79	861.31	1.26	-2
118-118A	20	12	RCP	861.32	861.24	0.4	3
118A-118B	54	12	RCP	861.18	861.09	0.17	-7
118B-117	12	12	RCP	861.04	861.02	0.17	

SSD

RCP Pipe Totals:

12	362
15	118

Totals:

Woodall Ln	2694
Lots3-4	254

Other Totals

Open Ditch	54
------------	----

18	716	Lots 5-6	238	Total:	54
Total:		Total:			
1196		3186			

The length of the drain due to the changes described above is now **4,436 feet**.

The non-enforcement was approved by the Board at its meeting on September 22, 2008 and recorded under instrument #2009034281.

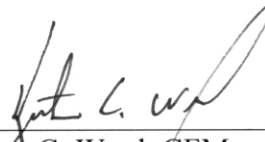
The following sureties were guaranteed by North American Specialty Insurance Co. and released by the Board on its January 12, 2010 meeting.

Bond-LC No: 2084341
Insured For: Storm Sewers
Amount: \$98,629
Issue Date: June 23, 2008

Bond-LC No: 2084343
Insured For: Erosion Control
Amount: \$43,758
Issue Date: June 23, 2008

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

Sincerely,

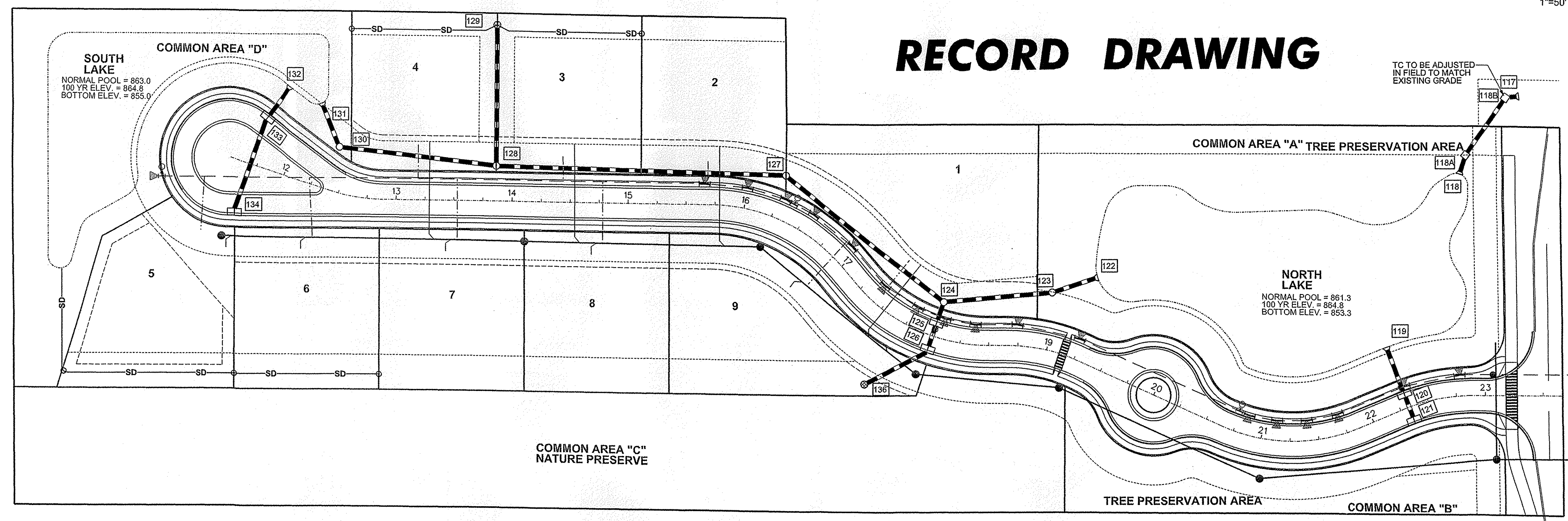


Kenton C. Ward, CFM
Hamilton County Surveyor

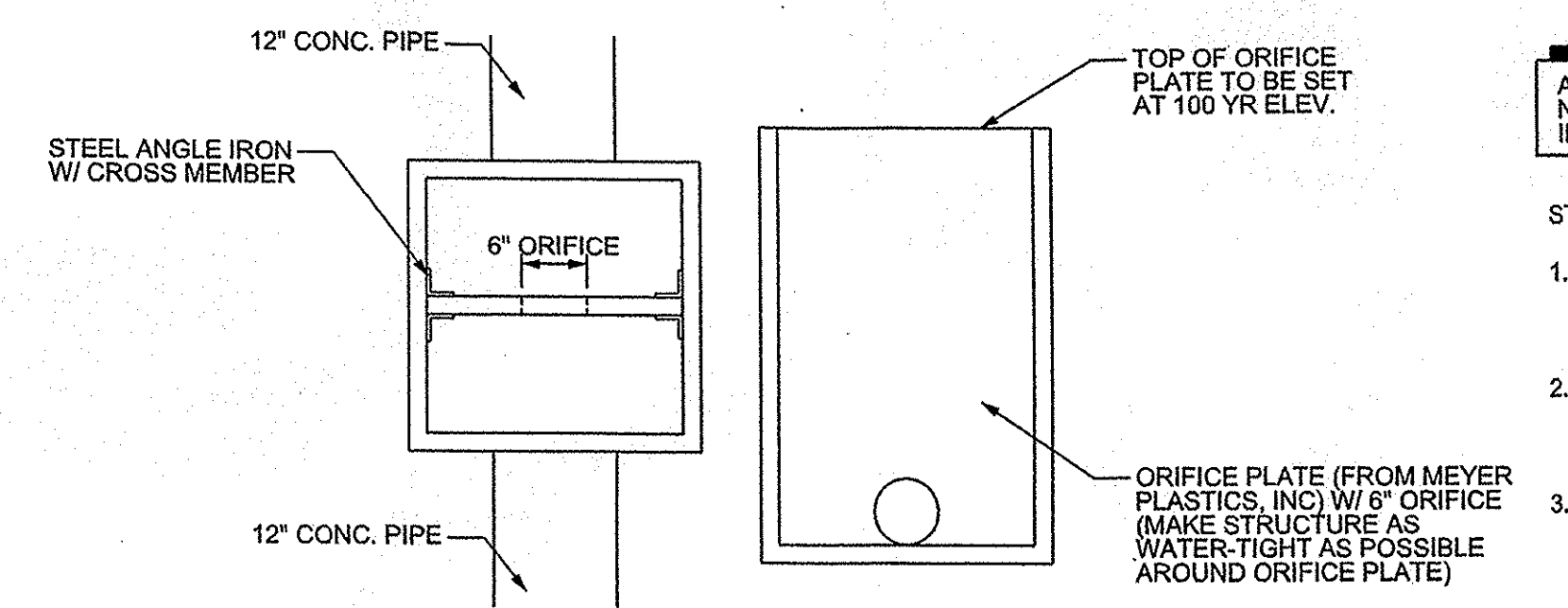
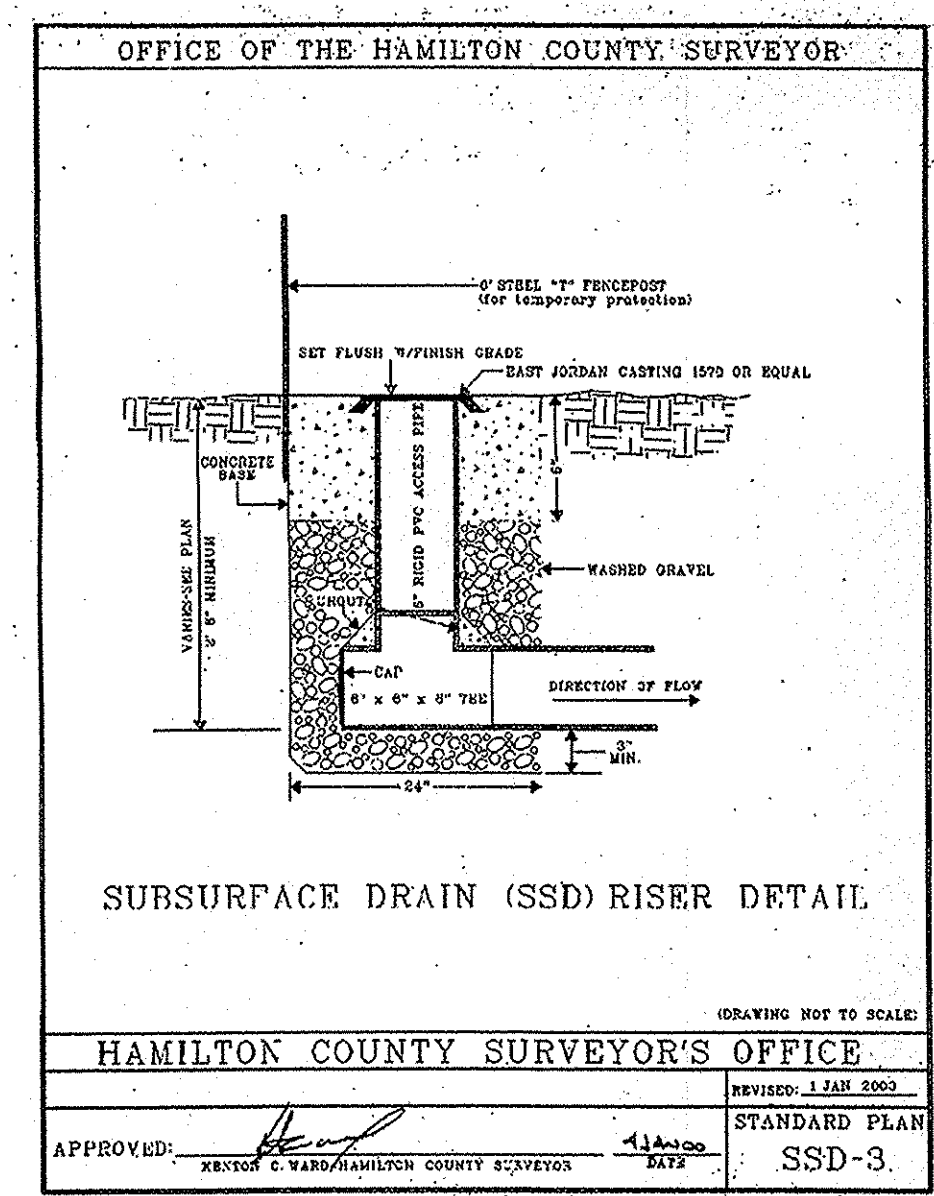
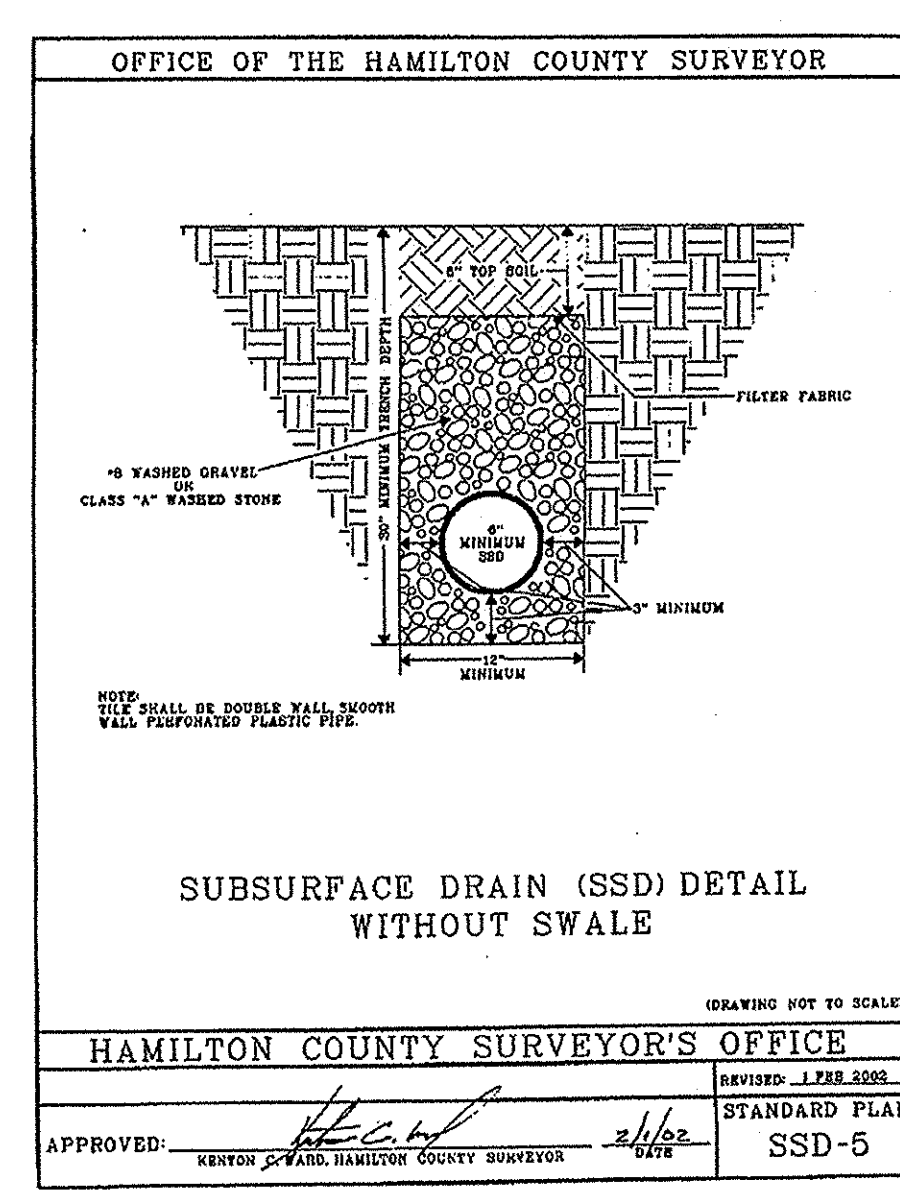
KCW/slm

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

RECORD DRAWING



Date	10/29/08
Revisions	REV. PER SURV. & HWY COMMENTS RECORD DRAWINGS
Designated:	LGF
Drawn:	ACD
Checked:	
Scale:	
Date:	12/10/07



PIPE RESTRICTION
DETAIL STR. 118A
NO SCALE

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: 1-5-2017

Entered By: SLM

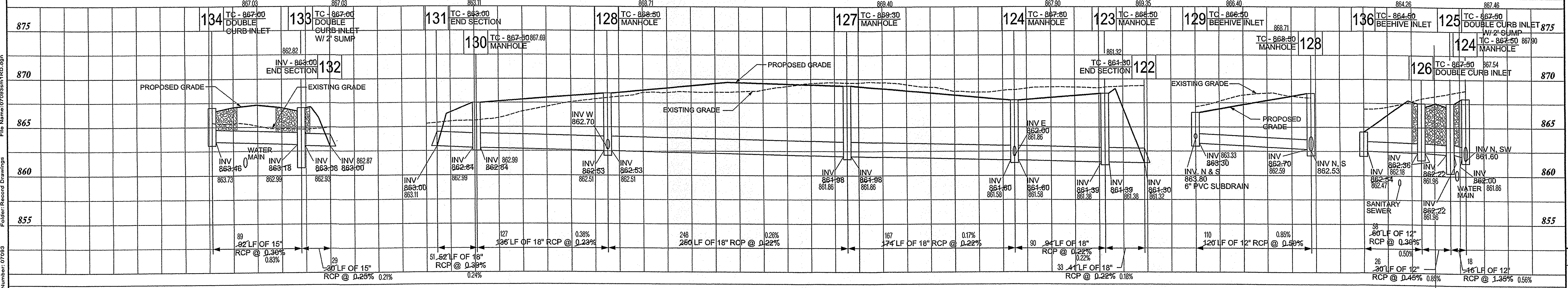
ALL BACKFILL WITHIN THE RIGHT-OF-WAY NEEDS TO BE MECHANICALLY COMPACTED IN LIFTS.

- STORM SEWER GENERAL NOTES
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
 - ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS.
 - CASTING DETAILS SEE STORM SEWER DETAIL SHEET FOR CASTING TYPES. FOR CURB INLETS STRUCTURES 120, 121 & 123 SEE DETAILS CT-4 & CT-5, FOR CURB INLETS STRUCTURES 125, 126 & 134 SEE DETAIL CT-8.

STREET NAME CHART

LINE	STREET NAME
1	WOODHALL LANE

875	119	TC - 864.30	END SECTION	118A	TC - 864.80	864.48	861.02	875
870	120	TC - 867.45	DOUBLE CURB INLET	121	TC - 867.45	867.32	863.56	870
865	118B	TC - 863.50	2' x 2' BOX	117	TC - 861.10	END SECTION		870
860	118B	TC - 863.50	2' x 2' BOX	117	TC - 861.10	END SECTION		860
855	118B	TC - 863.50	2' x 2' BOX	117	TC - 861.10	END SECTION		855



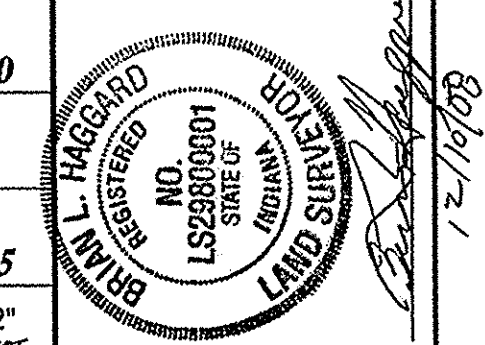
PLAN & PROFILE

STORM SEWER PLAN AND PROFILE

WOODHALL LANE

CLAY TOWNSHIP

CARMEL, INDIANA



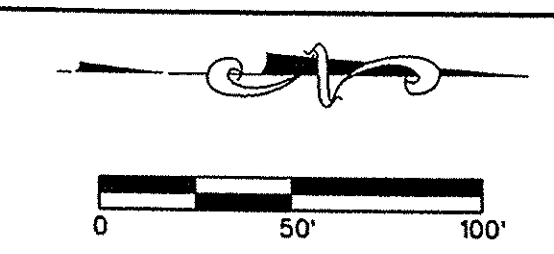
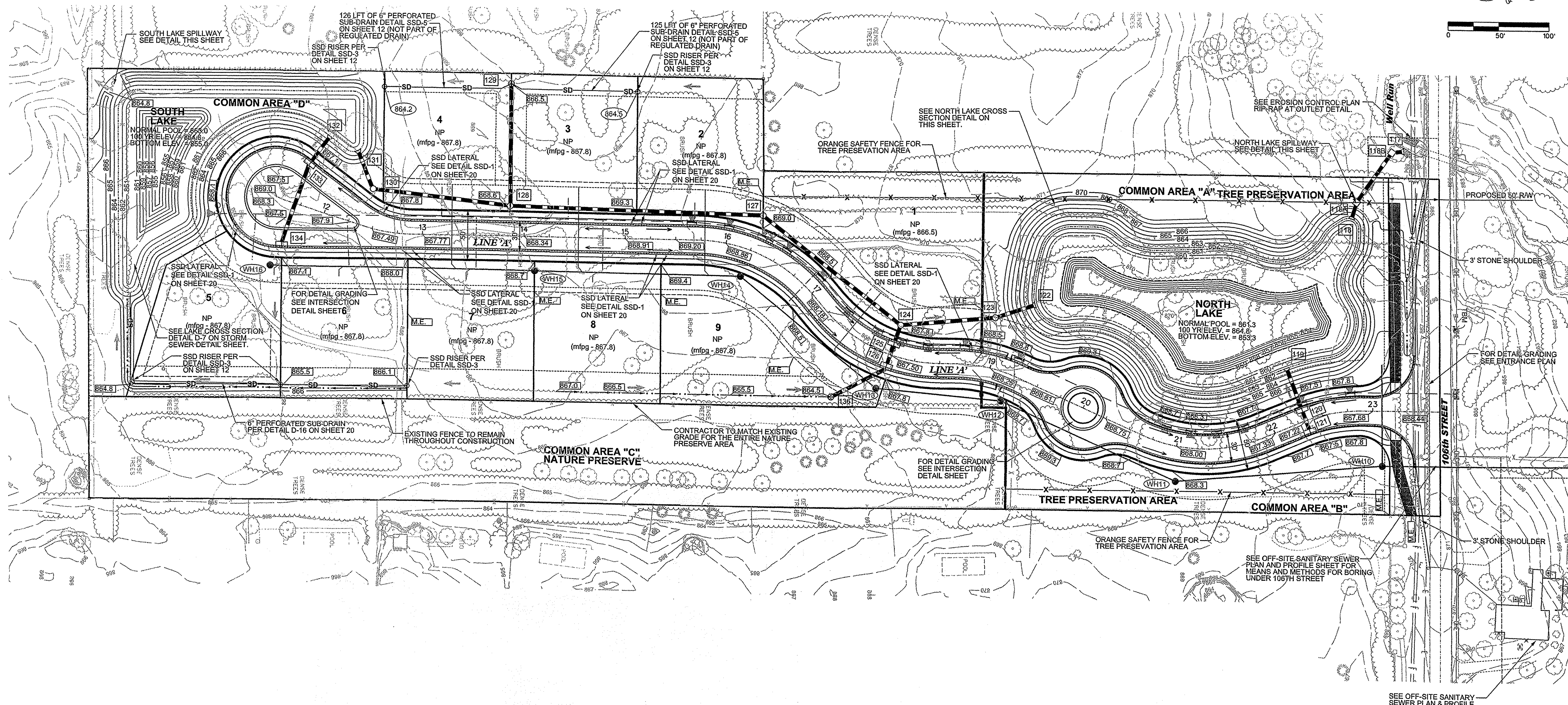
BANNING ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168

BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 07093

Sheet No:



Date	4-23-08
Revisions	REVISED PER TAC COMMENTS
Rev. Per. Surv. & HWY COMMENTS	5-22-08
RECORD DRAWING	10/29/08
Designated:	LGF
Drawn:	ACD
Checked:	
Scale:	1"=50'
Date:	12/10/07

GRADING & DRAINAGE PLAN
WOODHALL LANE
CLAY TOWNSHIP
CARMEL, INDIANA

RECORD DRAWING

SEE LANDSCAPE PLAN FOR MOUNDING AND LANDSCAPE DETAILS

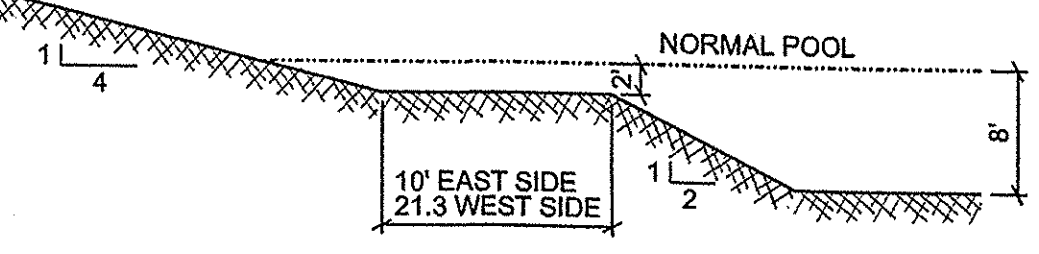
SEE PLAT FOR LOT DIMENSIONS AND EASEMENT LABELS

LEGEND

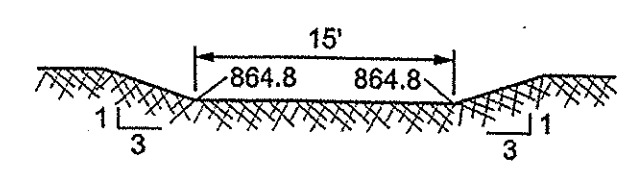
EXISTING	PROPOSED
G — GAS LINE	— ST — STORM SEWER
— ST — STORM SEWER	— S — SANITARY SEWER
S — SANITARY SEWER	W — WATER LINE
W — WATER LINE	X — FENCE LINE
X — FENCE LINE	OHC — OVERHEAD UTILITIES
OHC — OVERHEAD UTILITIES	T — TELEPHONE LINE
T — TELEPHONE LINE	⊙ — STORM MANHOLE
⊙ — STORM MANHOLE	⊙ — SANITARY MANHOLES
⊙ — SANITARY MANHOLES	⊙ — UTILITY POLES
⊙ — UTILITY POLES	⊙ — TREE
⊙ — TREE	
	— SD — SUB-SURFACE DRAIN
	● — SANITARY MH
	○ — STORM MH
	⊕ — STORM INLET
	⊕ — SANITARY STRUCTURE NO.
	⊕ — STORM STRUCTURE NO.
	← — EMERGENCY FLOOD ROUTING
	← — BFE BASE FLOOD ELEVATION
	(mfg) — MINIMUM FLOOD PROTECTION GRADE
	— — BACK OF CURB
	— — STREET UNDER DRAIN
	SMFF — SUGGESTED MINIMUM FINISHED FLOOR
	⊙ — SUB-DRAIN INVERT
	← — FLOOD ROUTING

GENERAL NOTES

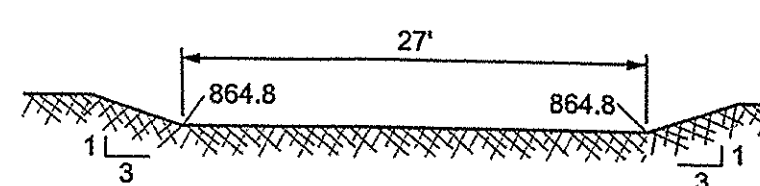
- Standard Specifications
 - Hamilton County Specifications shall apply for Storm Sewer.
 - Clay Township Regional Waste District Specifications shall apply for Sanitary Sewers.
 - Vasolia Water Company Standard Specs. shall apply for Watermains.
 - Gas, Electric, Phone and Cable TV utility companies shall be contacted prior to construction.
- It shall be the responsibility of each contractor to verify existing utility locations and conditions. It shall also be the contractor's responsibility to contact the various utilities for proper staking locations for each prior to construction. Any errors or omissions shall be brought to the attention of the engineer prior to construction. In the event of the contractor's failing to give such notice, he shall be held responsible for the results of any such errors or omissions and the cost of rectifying the same.
- Any parts of the sanitary or storm sewer trench which lies under paved areas or within 5 feet thereof shall be back filled with granular material as shown in the details.
- All grades at the boundary line shall meet existing grade.
- All construction activity on this site shall be performed in compliance with OSHA standards.
- Rip-Rap required on all end section outfall pipes. See Erosion Control Plan for exact size and location.
- All streets are required to have underdrains per Hamilton County Standards.
- Contractor to stockpile topsoil at a location approved by the developer & engineer prior to construction.
- Any area of construction where field tiles cross the proposed house pad, tiles shall be removed and back filled. All field tiles intercepted shall be perpetuated into the storm sewer system or lakes. The contractor shall notify the engineer in any circumstance where this cannot be accomplished.
- All fill areas shall be compacted to meet the density of the specification sheet or detail.
- Decorative signs, sprinkler systems, trees, landscaping mounds, light poles or other such amenities are not permitted in the right of way.
- Existing Septic field to be abandoned, if not already, per Indiana State Board of Health requirements.
- Existing wells to be abandoned, if not already, per Indiana State Board of Health requirements.
- A temporary security fence, such as tightly stretched snow fence, shall be installed around any pond or basin containing water during or after construction. The snow fence must be continually maintained until the pond water elevation reaches the 10 foot safety ledge.
- Road cut will not be permitted for the installation of water lines or any other utility.
- Flood Protection Grade is 2' above the 100 year elevation per local or regional elevations.
- All sub-surface drains to be Perforated HDPE pipe. (HI-Q or approved equivalent)



NORTH LAKE SECTION
NO SCALE



SOUTH LAKE SPILLWAY
NO SCALE

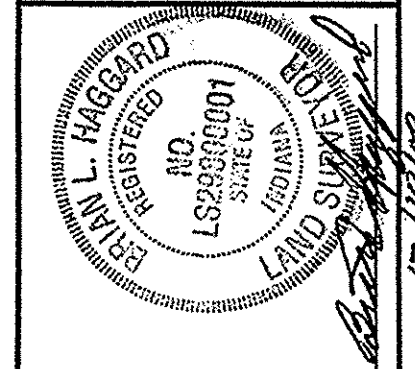


NORTH LAKE SPILLWAY
NO SCALE

HOLEY MOLEY SAYS
"DIG SAFELY"



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: 1-5-2010
Entered By: SLM



BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700; FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Project No: 07093
Sheet No: