

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

January 6, 2006

TO: Hamilton County Drainage Board

RE: Fox Hollow at Geist Section 5 Arm, Springs of Cambridge/Bee Camp Creek Drain

Attached is a petition filed by Precedent Residential Development Co. along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springs of Cambridge/Bee Camp Creek Drain, Section 5 Fox Hollow at Geist Arm to be located in Fall Creek Township. I have reviewed the submittals and petition and have found each to be in proper form. Plans were designed by Stoepelwerth and Associates, Job Number 38010S5.

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	3,322 ft.	18" RCP	98 ft.
12" RCP	237 ft.	42" RCP	675 ft.
15" RCP	122 ft.	Open (Lake #3 and CA 4)	562 ft.

The total length of the drain will be 5,016 feet.

The retention pond (Lake 3) located in Common Area 5 and the dry detention basin in Common Area 4 is to be considered part of the regulated drain. Pond maintenance shall include inlet, outlet sediment removal and erosion control along the banks as part of the regulated drain. The maintenance of the pond (lake), 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 lake was designed will be retained, thereby, allowing no fill or easement encroachments. The dry detention basin in CA 4 is a continuation of the dry detention basin located in Section 3, CA 3 which is regulated.

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 right of way, 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: Rear of Lots of 132, 133, 134, 155, 156, 158, 159, 91, 138, 137, 136 and 135.

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 \$50.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$1,309.30.

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: September 1, 2005
Number: 5018001
For: Storm Sewers & SSD
Amount: \$118,973.44


Agent: Bond Safeguard Insurance Company
Date: September 1, 2005
Number: 5018003
For: Monuments and Markers
Amount: \$600.00

Agent: Bond Safeguard Insurance Company
Date: September 1, 2005
Number: 5018002
For: Erosion Control
Amount: \$18,129.00

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 Fox Hollow at Geist Section 5 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

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor, Courthouse, Noblesville, IN 46060

In the matter of **Fox Hollow at Geist** Subdivision, Section 5 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 **Fox Hollow at Geist** 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 for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 100% of the Engineers 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 Petitioner cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain.

Printed Name

Douglas B. Wagner

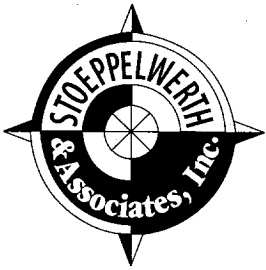
Signed

Douglas B. Wagner

Printed Name

FOR RECORDED OWNER(S) OF LAND INVOLVED

DATE **December 23, 2004**



CONSULTING ENGINEERS • LAND SURVEYORS

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

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

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

April 27, 2005

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

Attention: Steve Cash

Re: Engineer's Estimate
Fox Hollow at Geist, Section 5

Dear Mr. Cash:

On behalf of the developer, Precedent Residential Development, I wish to submit the following Engineer's Estimate for Fox Hollow at Geist, Section 5.

Description	Total
Storm Sewers including Subsurface Drains	\$118,973.44
Erosion Control	\$18,129.00
Monuments and Markers	\$600.00

If you have any questions regarding this estimate, please contact Edward E. Fleming at (317) 849-5935, ext. 22.

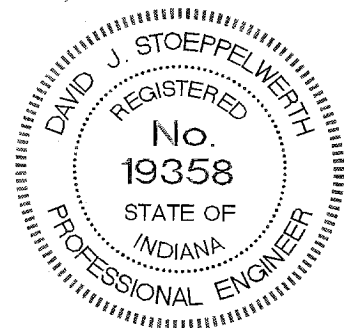
Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

David J. Stoepfelwerth, P.E., P.L.S.

Cc: Rob Leonard

EEF/meb
S:\38010S5\Blue_Book\Agency Correspondence\HamiltonSurveyorSteveCashEE04-27-05.doc



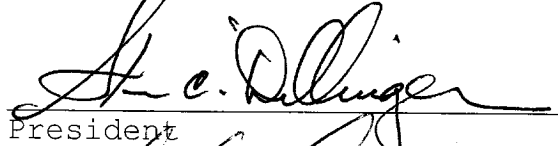
FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE
Springs of Cambridge/Bee Camp Creek Drain,
Fox Hollow at Geist Section 5 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 **Springs of Cambridge/Bee Camp Creek Drain, Fox Hollow at Geist Section 5 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: 



CONSULTING ENGINEERS • LAND SURVEYORS

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

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

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

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Fox Hollow at Geist, Section Five

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
4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.

Signature: Jeffery W. Darling Date: July 28, 2006

Type or Print Name: Jeffery W. Darling

Business Address: Stoepfelwerth & Associates, Inc.

9940 Allisonville Road, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

900017





#262 Springs / Bee Camp

DRAIN: HIGHLAND SPRINGS DRAIN

IMPROVEMENT-ARM: FOX HOLLOW 5 ARM

HEARING DATE: 9-25-2006

DRAIN BOOK & PAGE: BR-9 pgs 447-449

FINAL REPORT CHECKLIST

- RELEASE BONDS OCT 9, 2006
- NON-ENFORCEMENT # 20000057597
- ENG CERT OF CC 7-31-06
- ASBUILTS 7-31-06
- FIGURE PIPE LENGTHS 9-7-07
- ENTER INTO GIS 8-16-07
- WRITE FINAL REPORT ✓ DR
- ENTER INTO POSSE ✓ 10-2-07
- ENTER INTO GASB 34 SPREADSHEET ✓ 10-2-07
- SCAN SURVEYOR'S REPORTS _____
- EMAIL WORD FILES TO LYNNETTE _____
- COPIES OF REPORTS TO LYNNETTE _____

SSD Lots
 198
 120
 200
 295
613

Open
 240'
 178'
418'

SOARING EAGLE LN

174
 145
 150
 138
 245
216
 1068

Perched Owl

100
 90
 324
300
 814

Falcon

117
 122
 281
281
 801

2683



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 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 27, 2007

Re: Springs of Cambrige/Bee Camp Creek: Fox Hollow at ^{Geist}~~Geist~~ Sec. 5

Attached are as-builts, certificate of completion & compliance, and other information for Fox Hollow at Geist Section 5. 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 447-449)
 The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:	Changes(ft):
203-202	46	12	RCP	834.25	833.1	2.5	-4
202-201	121	15	RCP	833.1	832.54	0.46	-1
201-200	42	18	RCP	832.54	832.2	0.81	
200-199	124	18	RCP	832.2	831.26	0.68	1
199-193	20	48	RCP	831.26	831.02	1.2	
191-191A	49	42	RCP	831.76	831.71	0.1	-2
191A-192A	28	42	RCP	831.71	831.57	0.5	
192A-192	109	42	RCP	831.57	831.48	0.08	3
192-192B	149	42	RCP	831.48	831.43	0.03	-2
192B-193A	28	42	RCP	831.43	831.37	0.21	
193A-199	180	42	RCP	831.37	831.26	0.06	
198-197A	85	12	RCP	834.43	833.54	1.05	-27
197A-197	52	12	RCP	833.54	832.93	1.17	-1
208-207	22	12	RCP	834.85	834.82	0.14	
206-205	38	42	RCP	835.35	835.13	0.58	-2
205-207	71	42	RCP	835.13	834.59	0.76	3
207-204	46	42	RCP	834.59	833.4	2.59	-4

6" SSD

Streets:

Soaring Eagle Ln	534
Perched Owl	407
Falcon	400.5
x2	

Other Pipe Totals:

ssd in lots	613
open	418
Total:	1031

RCP Pipe Totals:

12	205
15	121
18	166
42	698

Total: 1210

The length of the drain due to the changes described above is now **4924 feet**.

The non-enforcement was approved by the Board at its meeting on September 25, 2006 and recorded under instrument #200600057597.

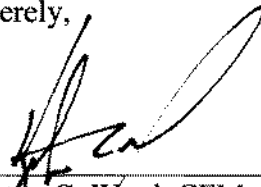
The following sureties were guaranteed by Bond Safeguard Insurance Company and released by the Board on its October 9, 2006 meeting.

Bond-LC No: 5018001
Insured For: Storm Sewers
Amount: \$118,973.44
Issue Date: September 1, 2005

Bond-LC No: 5018002
Insured For: Erosion Control
Amount: \$118,973.44
Issue Date: September 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

EXISTING TOPO AND PROPOSED GRADES ARE SHOWN PER 1929 DATUM

NOTE: CONTRACTOR SHALL STAMP THE LETTER "SS" IN THE CURB PERPENDICULAR TO THE LATERAL MARKER.

NOTE: TO CONVERT BENCHMARKS TO NAVD 1988 DATUM, SUBTRACT 0.44 FT.

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

NOTE: DEVELOPER HAS THE OPTION NOT TO BUILD BUILDING PADS ON LOTS NORTH OF THE EXISTING DITCH AS LONG AS POSITIVE DRAINAGE IS ESTABLISHED FROM BUILDING LINE TO STREET AND IN REAR YARD.

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

NOTE: THE EXISTING PAVEMENT AND CURB MUST BE SAW CUT TO PROVIDE A SMOOTH TRANSITION ON ALL STUB STREET CONNECTIONS TO SECTION TWO AND THREE.

NOTE: LOCAL SANITARY SEWER UTILITY
HAMILTON SOUTHEASTERN UTILITIES
11901 LAKESIDE DRIVE
FISHERS, INDIANA 46038
TELEPHONE: (317) 577-2300

HSE 24
(VERTICAL DATUM NAVD 1988)
HSE DISC IN CONCRETE SET AT THE ENTRANCE TO VALLEY'S AT GEIST ON THE SOUTH SIDE OF GEIST RIDGE DRIVE, 20' NE OF THE CENTER OF THE ENTRY WALL AND 3' SW OF THE BACK OF CURB
ELEV. = 845.09

C236
(HORIZONTAL DATUM NAD 1983)
SW CORNER OF SECTION 8-T17N-R6E
BRASS PLUG (2003)

BENCHMARKS:
(NGVD 1929 DATUM)
A STANDARD INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRONZE BENCHMARK TABLET (STAMPED "MAR. 91-1956") LOCATED AT GEIST RESERVOIR, 450 FEET SOUTHEAST FROM THE NORTHWEST END OF DAM, 18 FEET SOUTHWEST OF SEARCH LIGHT, 14 FEET ABOUT THE CEMENT SPILLWAY, AND 11.5 FEET NORTHEAST OF STEPS.

ELEV. = 798.62

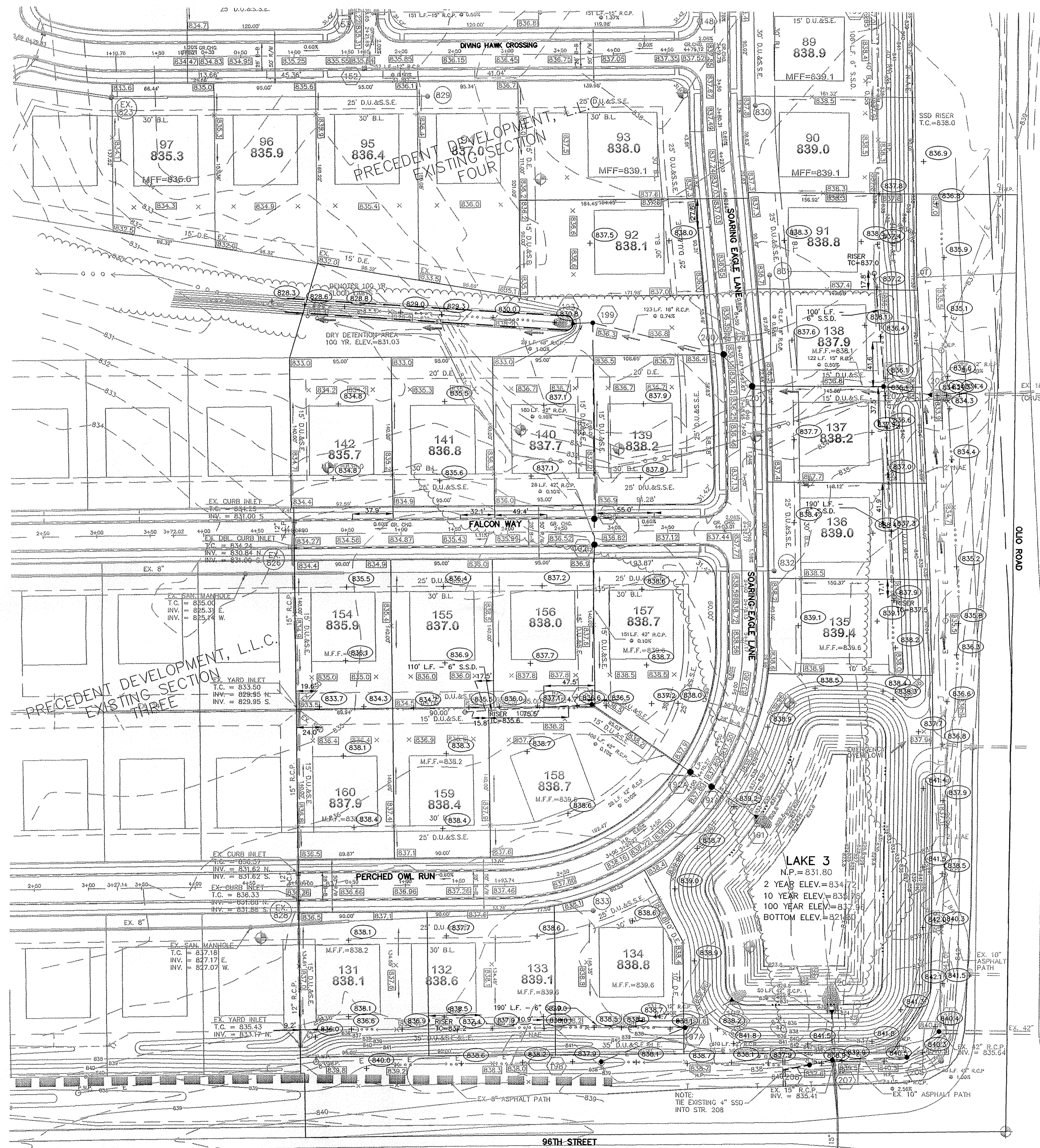
(NGVD 1929 DATUM)
I.B.M. S&A #1
CUT BOX ON THE EAST END OF THE SOUTHEAST HEADWALL AT THE SOUTHEAST CORNER OF 96TH AND OLIO ROAD.

ELEV. = 841.39

RECORD DRAWING

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

7/26/06
DATE

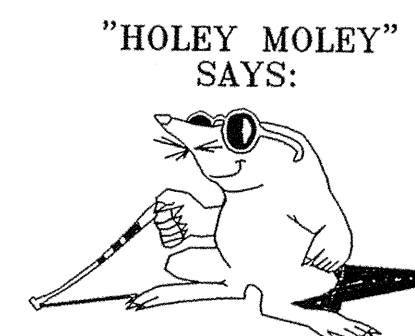


SCALE: 1" = 60'

LEGEND

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SWALE
- PROPOSED 4' SIDEWALK (BY HOME BUILDER)
- PROPOSED 6" UNDERDRAINS
- 4" S.S.D. LATERALS (LOTS 92, 139-142)
- 1" S.S.D. LATERALS
- S.S.D. RISER
- M.F.F. = MINIMUM FINISH FIRST FLOOR
- ← DENOTES "EMERGENCY FLOOD ROUTING"

181
823.3
LOT NUMBER
PAD ELEVATION
PAD SIZE 60'X65' UNLESS LABELED OTHERWISE



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

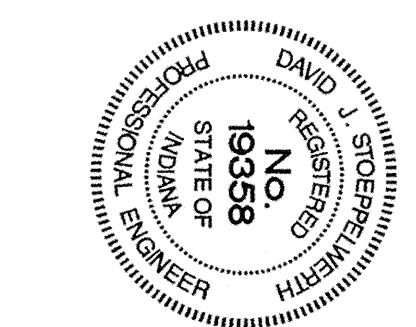
CAUTION
LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, & markers made upon the ground by others.) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR 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.

"AS-BUILT"
STORM TABLE

Str. No.	Type	Tc/Rim	Inverts	Direction
191	CONCRETE END SECTION		831.76	(SE)
191A	CURB INLET W/MANHOLE	838.04	831.71	(SE)
192	YARD INLET	836.48	831.49	(SE)
192A	CURB INLET W/MANHOLE	837.75	831.57	(SE)
192B	CURB INLET W/MANHOLE	836.83	831.43	(S)
193	CONCRETE END SECTION		831.02	(E)
193A	CURB INLET W/MANHOLE	836.87	831.37	(S)
197	CONCRETE END SECTION		832.93	(NE)
197A	YARD INLET	837.71	833.54	(NE)
198	YARD INLET	837.57	834.43	(NE)
199	MANHOLE	836.54	831.26	(S,E,W)
200	CONCRETE CURB INLET W/MH	836.18	832.20	(SE)
201	CURB INLET W/MANHOLE	836.21	832.54	(SE)
202	YARD INLET	836.00	833.10	(SE)
203	CONCRETE END SECTION		834.25	(SE)
204	CONCRETE END SECTION		833.40	(S)
205	YARD INLET W/ MH	840.24	835.13	(NE,W)
206	YARD INLET W/ MH	840.45	835.35	(SW,E)
207	YARD INLET w/ MH	839.72	834.59	(N,W,E)
208	YARD INLET	837.52	834.85	(E)

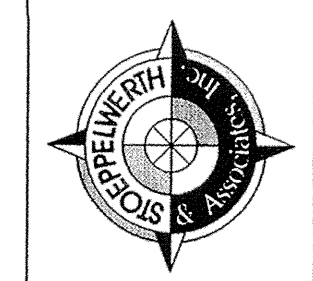
* DENOTES TRASH GUARD TO BE INSTALLED

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: 8-16-07
Entered By: SUZANNE L. MILLS



OWN BY	DATE	REVISIONS	MARK
12/23/04	12/23/04		

CERTIFIED: 12/23/04
CONSULTING ENGINEERS - LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
INDIANAPOLIS INDIANA



SITE DEVELOPMENT PLAN
FOX HOLLOW AT GEIST
SECTION FIVE
HAMILTON COUNTY INDIANA
SHEET NO. C200
JOB NO. 3801055

RECORD DRAWING

Jeffery W. Darling
 JEFFERY W. DARLING
 Registered Land Surveyor
 No. 900017

7/26/06
 DATE



SCALE: 1" = 50'

CURB INLET TABLE

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	CASTING *3501 TL & TR
12" to 18"	24"x24"		DESIGN APPROVAL	No	Yes	Yes
12" to 21"	30"x30"		DESIGN APPROVAL	No	Yes	Yes
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	Yes
24" OR LARGER	DESIGN APPROVAL		DESIGN APPROVAL	No	No	Yes
24" or LARGER		MH/BOX	DESIGN APPROVAL	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 GREATER THAN 48" FROM T/C TO INVERT WILL BE A MH/BOX OR A BOX WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED.

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.

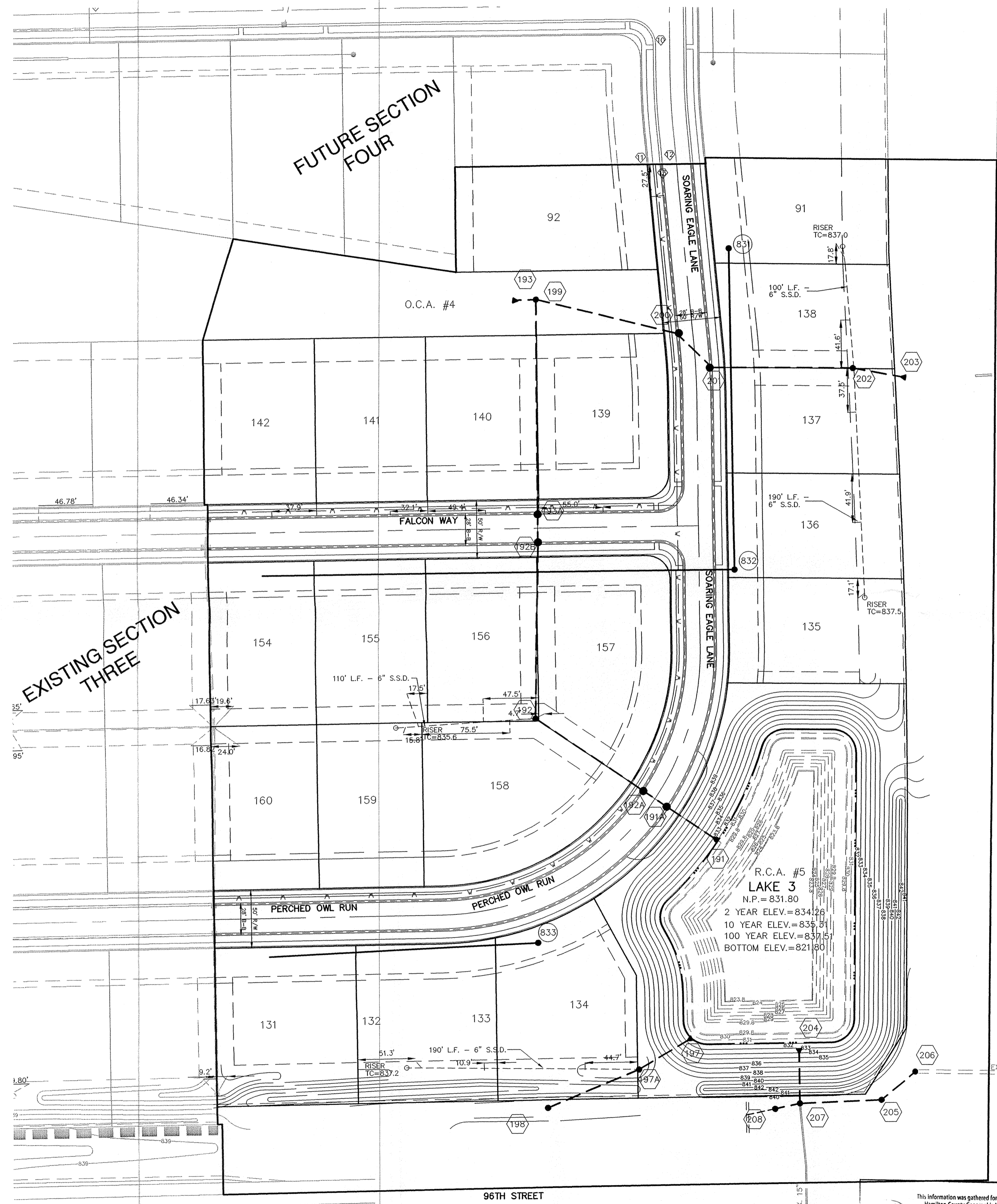
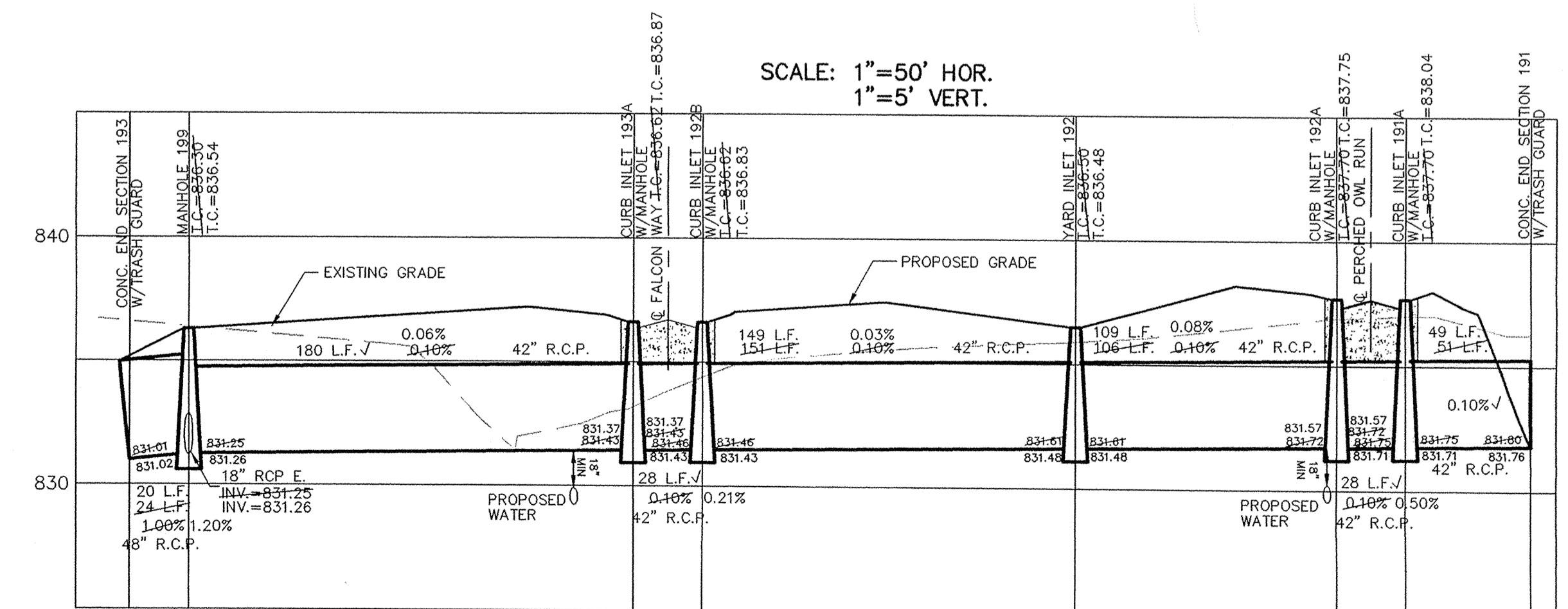
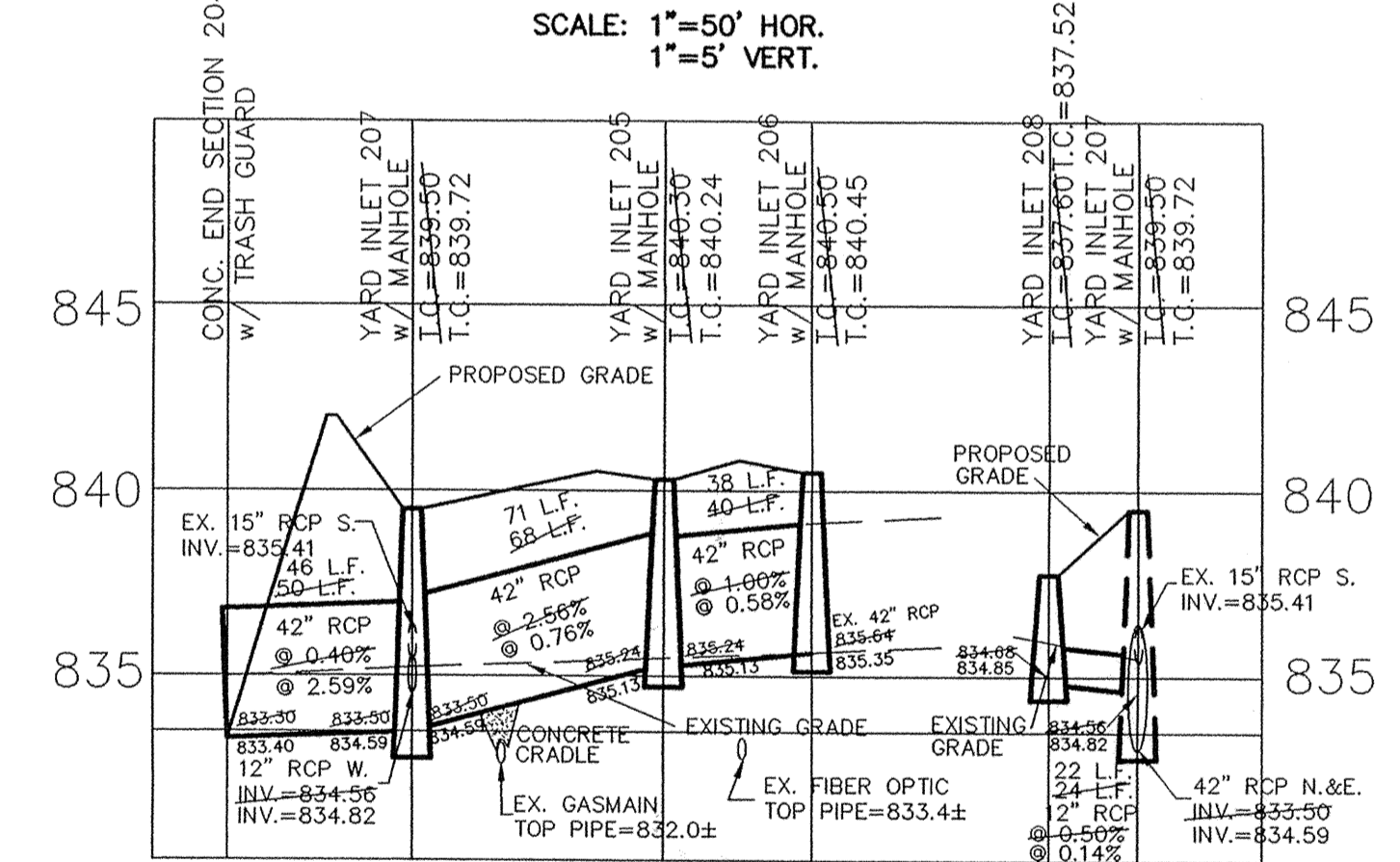
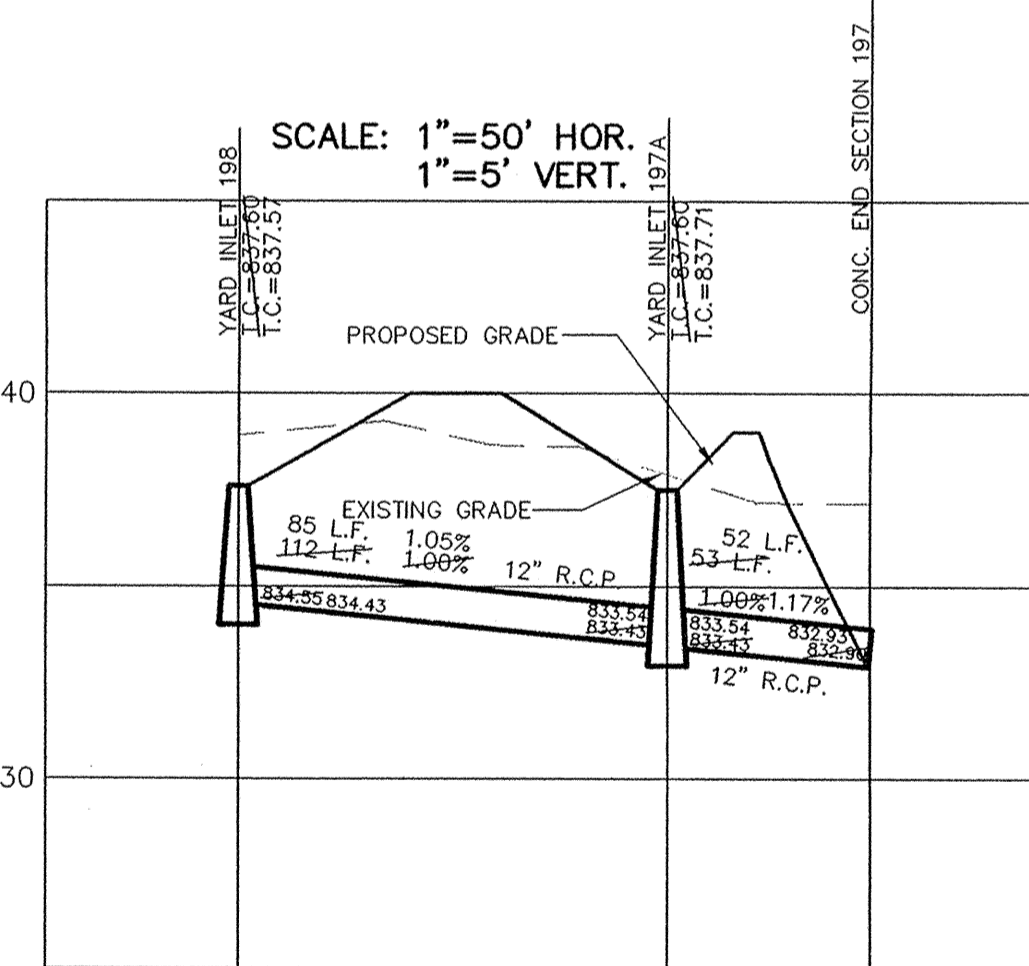
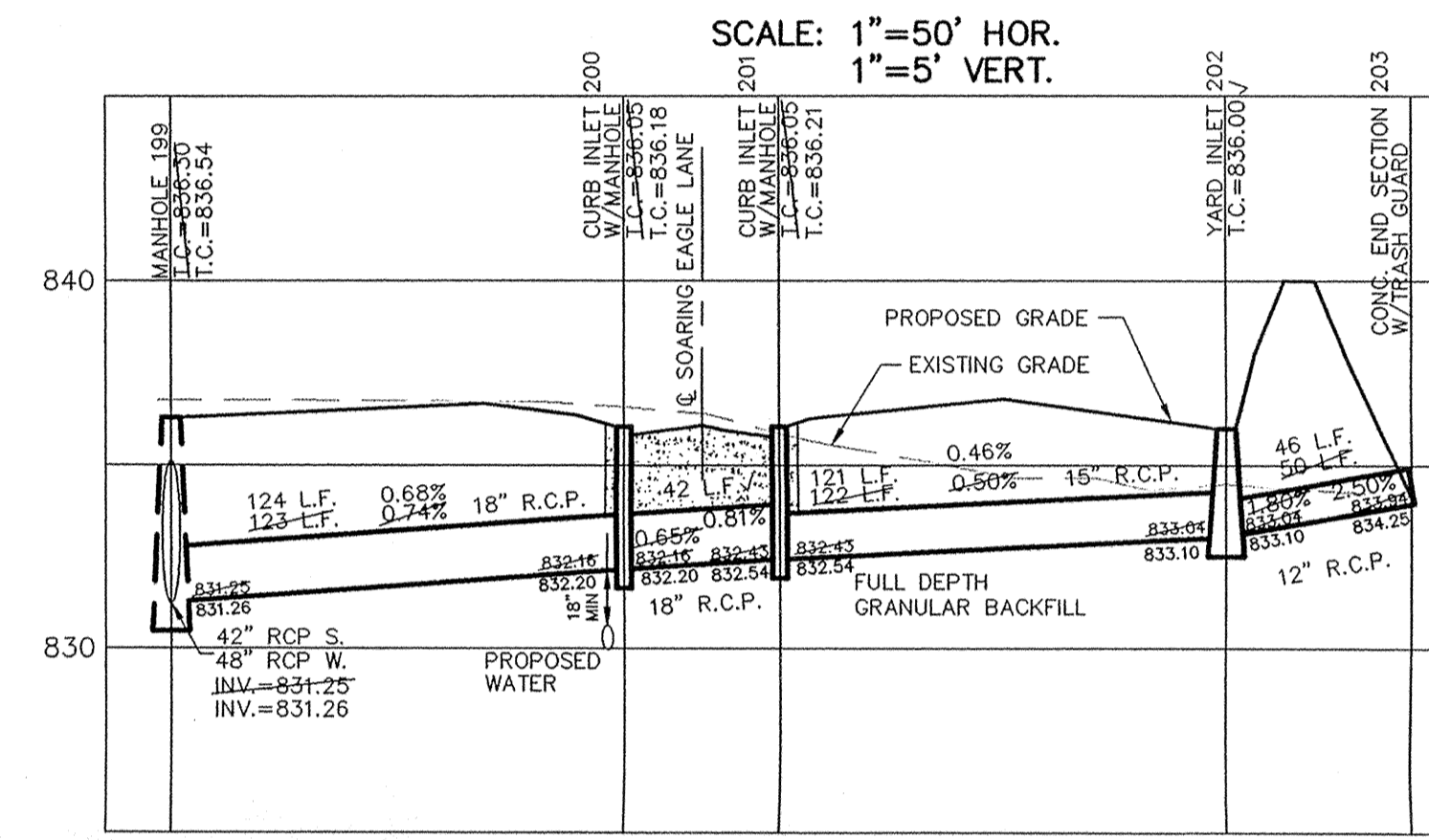
NOTE:
 TO CONVERT BENCHMARKS TO NAVD 1988 DATUM, SUBTRACT 0.44 FT. (EXISTING TOPO AND PROPOSED GRADES ARE SHOWN PER 1929 DATUM)

BENCHMARKS:
 (NGVD 1929 DATUM)
 A STANDARD INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRONZE BENCHMARK TABLE (STAMPED "MAR. 91-1956") LOCATED AT GEIST RESERVOIR, 450 FEET SOUTHWEST FROM THE NORTHWEST END OF DAM, 18 FEET SOUTHWEST OF SEARCH LIGHT, 14 FEET ABOVE THE CEMENT SPILLWAY, AND 11.5 FEET NORTHEAST OF STEPS.
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G236
 (HORIZONTAL DATUM NAD 1983)
 SW CORNER OF SECTION 8-T17N-R6E BRASS PLUG (2003)



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: 8-16-07
 Entered by: Suzanne L. Mills

DATE: 12/23/04
 CERTIFIED: *David J. Stoppelbech*
 CONSULTING ENGINEERS - LAND SURVEYORS
 (317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
 INDIANAPOLIS INDIANA
 HAMILTON COUNTY INDIANA
 SHEET NO. C600
 JOB NO. 3801055