

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

March 1, 2011

TO: Hamilton County Drainage Board

RE: Lion Creek Drain, Longridge Estates Section 4 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 4 Arm, Lion Creek 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:

12" RCP	30 ft.	15" RCP	98 ft.
6" SSD	1,240 ft.	Open Ditch	80 ft.

The total length of the drain will be 1,448 feet.

The open ditch listed above is from Str. 161 to the flowline of existing Lion Creek Regulated Drain. This open ditch enters the Lion Creek Drain on parcel 17-09-30-00-00-05-078.000 which is owned by the Carmel Dads Club, Inc. This tract is Park Block "N" as shown on the secondary plat for Claybourne, Section 3, Block "N" is designated as a drainage easement.

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 result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain/this section will be \$1,061.00.

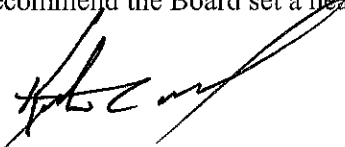
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Fidelity and Deposit Company of Maryland
Date: July 23, 2010
Number: 8972350
For: Storm Sewers & Sub-Surface Drains
Amount: \$24,238.00

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 4 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for April 25, 2011.



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 LongRidge Estates Subdivision, Section
Four 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 4, 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

Steve Broermann

Printed Name

March 2, 2007

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



Platinum Properties

Date: 7/20/2010

To: Greg Hoyes
Hamilton County Surveyors Office
One Hamilton County Square
Noblesville, IN 46060-2230

From: Tim Walter
Platinum Properties, LLC
9757 Westpoint Drive, Suite 600
Indianapolis, IN 46256

Long Ridge Estates Section 4 Performance Bond Cost Estimate

Item No.	Item	Unit	Unit Cost	Quantities	Cost
1	Erosion Control (Bonded with Carmel)				
	Total				None Required
2	Storm Drainage				
	12" Pipe	LF	\$ 24.83	30	\$ 745
	15" Pipe	LF	\$ 28.54	98	\$ 2,797
	15" End Section	EA	\$ 864.00	1	\$ 864
	15" Trash Guard	EA	\$ 264.00	1	\$ 264
	Large Storm Manholes & Double Inlets	EA	\$ 2,839.20	2	\$ 5,678
	Hood for Catch Basin	EA	\$ 583.20	1	\$ 583
	Granular Backfill and Bedding	TON	\$ 12.15	85	\$ 1,033
	Sub-total				\$ 11,964
	Sub-surface Drains - under curb	LF	\$ 5.52	1,231	\$ 6,795
	Sub-surface Drains - sump laterals	EA	\$ 130.80	11	\$ 1,439
	Total				\$ 20,198
3	Monuments & Markers				
	Lot Corner Monuments	Lot	\$ 100.00	11.00	\$ 1,100
	Street Centerline Monumentation	EA	\$ 150.00	4.00	\$ 600
	Total				\$ 1,700
Grand Total					\$ 21,898

Bond Amount (120% to nearest thousand)

\$ 26,277

BY:

Timothy J. Walter, P.E.
Indiana Registration No. 19900152



ITC Acceptance Company
2929 S. Holt Road
Indianapolis, IN 46241

SUBDIVISION BOND

Bond # 72710.5

Principal Amount : \$ 2,040.00

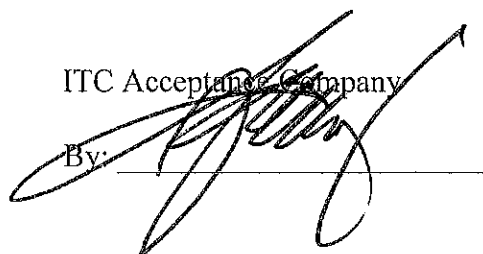
KNOW ALL MEN BY THESE PRESENTS, that we, **PPV, LLC as Principal**, and **ITC Acceptance Company, 2929 S. Holt Road, Indianapolis, IN 46241 as Surety**, are held and firmly bound unto the Hamilton County Board of Commissioners in the sum of Two Thousand Forty and No/100 Dollars (\$2,040.00) for the payment of which, well and truly to be made, we jointly and severally bind ourselves, our heirs, legatees, executors, administrators, personal representatives, successors and assigns firmly by these presents.

Sealed with our seals and dated this 27 day of July, 2010.

THE CONDITIONS OF THE ABOVE OBLIGATION ARE SUCH THAT:

Whereas, the Hamilton County Board of Commissioners has granted a permit to construct **Long Ridge Estates Section 4, Monuments and Markers**.

Now, if said PPV, LLC shall improve said Long Ridge Estates Section 4 in accordance with the specifications and regulations of the Hamilton County Board of Commissioners and comply with all of the provisions of said permit then this obligation to be void, otherwise to be and remain in full force and effect.

ITC Acceptance Company
By: 

Notarized By: 
Kay Atwell

My Commission Expires 01-19-15
Morgan County

PPV, LLC

By: 

HCD B-2010-000260



Bond No. 8972350

SUBDIVISION/SITE IMPROVEMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, WEIHE CONSTRUCTION, INC. AND PPV, LLC
as Principal, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, of OWINGS MILLS, MD, as Surety, are held
and firmly bound unto the

HAMILTON COUNTY BOARD OF COMMISSIONERS,
as Obligee, in the sum of TWENTY FOUR THOUSAND TWO HUNDRED THIRTY EIGHT AND NO/100
(\$ 24,238.00) Dollars for the payment of which, well and truly to be made, we
jointly and severally bind ourselves, our executors, administrators, successors, and assigns, firmly by these
presents.

WHEREAS, the Principal has agreed to perform the various improvements as detailed by either the
plan(s)/specification(s)/agreement, prepared by

to the subdivision known as
LONG RIDGE ESTATES SECTION 4 - STORM SEWER AND SUBSURFACE DRAIN

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that, if said Principal
shall perform and complete said improvements to said development in accordance with either the
plan (s)/specification(s)/agreement, then this obligation shall be void, otherwise to be and remain in
full force and effect.

THIS BOND WILL TERMINATE upon written acceptance of the improvements by the Obligee to the
Principal and/or Surety.

Sealed with our seals and dated this 23RD day of JULY, 2010.

WEIHE CONSTRUCTION, INC.
By: Robert Weicko Principal

PPV, LLC
By: Kenneth R. Brown Principal

FIDELITY AND DEPOSIT COMPANY OF MARYLAND
By: Nick J. Rutigliano, Attorney-in-fact

CON76100ZZ0501f

**Power of Attorney
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by WILLIAM J. MILLS, Vice President, and ERIC D. BARNES, Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint Nick J. RUTIGLIANO, Timothy J. TAYLOR and Robert M. RUTIGLIANO, all of Indianapolis, Indiana, EACH its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company as fully and amply to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons. This power of attorney revokes that issued on behalf of Nick J. Rutigliano, Timothy J. Taylor, Robert M. Rutigliano, dated January 22, 2003.

The said Assistant Secretary does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article VI, Section 2, of the By-Laws of said Company, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 27th day of March, A.D. 2003.

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND



Eric D. Barnes

Eric D. Barnes

William J. Mills

By:

William J. Mills

William J. Mills
Vice President

State of Maryland }
City of Baltimore } ss:

On this 27th day of March, A.D. 2003, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came WILLIAM J. MILLS, Vice President, and ERIC D. BARNES, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself depose and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn

Constance A. Dunn

Constance A. Dunn
Notary Public

My Commission Expires: July 14, 2011

FINDINGS AND ORDER

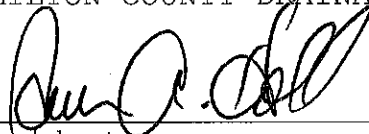
CONCERNING THE MAINTENANCE OF THE

Lion Creek Drain, Longridge Estates Section 4 Arm

On this **25th day of April, 2011**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Lion Creek Drain, Longridge Estates Section 4 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.

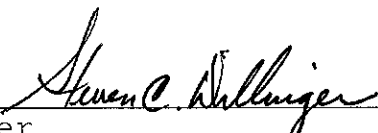
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest: 

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Lion Creek Drain, Longridge Estates Section 4 Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Lion Creek Drain, Longridge Estates Section 4 Arm** on **April 25, 2011** 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

Lion Creek Drain, Longridge Estates Section 4 Arm

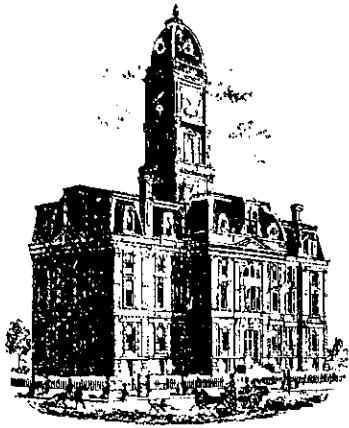
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **April 25, 2011** 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



KCN

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

May 13, 2011

Re: Lion Creek Drain: Longridge Estates Section 4

Attached are as-builts, certificate of completion & compliance, and other information for Longridge Estates Section 4. 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 March 1, 2011. The report was approved by the Board at the hearing held April 25, 2011. (See Drainage Board Minutes Book 12, Pages 350-352)
The changes are as follows:
The length of the 6" SSD was shortened from 1240 feet to 1238 feet.
The length of the drain due to the changes described above is now **1410 feet**.

The non-enforcement was approved by the Board at its meeting on April 25, 2011 and recorded under instrument #2011023524. The following sureties were guaranteed by Fidelity and Deposit Co. of Maryland and released by the Board on its May 23, 2011 meeting.

Bond-LC No: 8972350
Insured For: Storm Sewers
Amount: \$24,238.00
Issue Date: July 23, 2010

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

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: LongRidge, Section 4

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: November 9, 2010

Type or Print Name: Dennis D. Olmstead - Stoepelwerth & Associates, Inc.

Business Address: 7965 East 106th Street

Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

90012

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"	2'x2'		DESIGN APPROVAL	No	Yes	Yes
18" or 21"		MH/BOX	DESIGN APPROVAL	Yes	Yes	Yes
21" or 27"	2'x3'*		DESIGN APPROVAL	No	No	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 DEEPER THAN 48" FROM T/C TO INVERT WILL BE A M.H. 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.

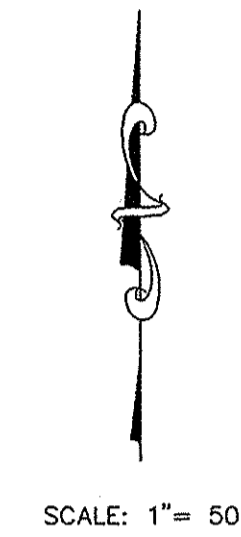
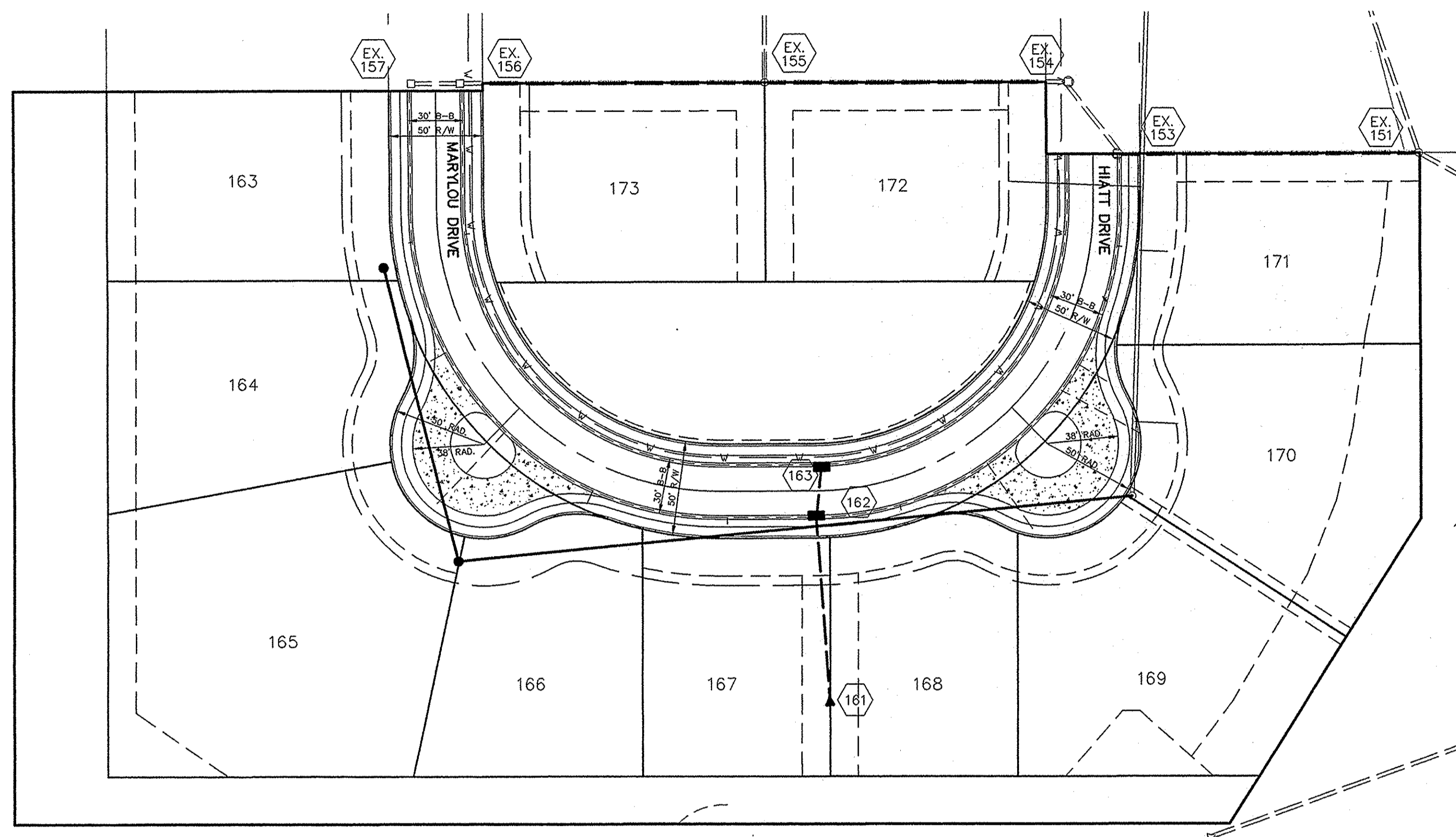
NOTE:
 CONSTRUCTION TOLERANCE FOR YARD INLETS WILL BE +0.0' TO -0.20'

NOTE:
 *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.

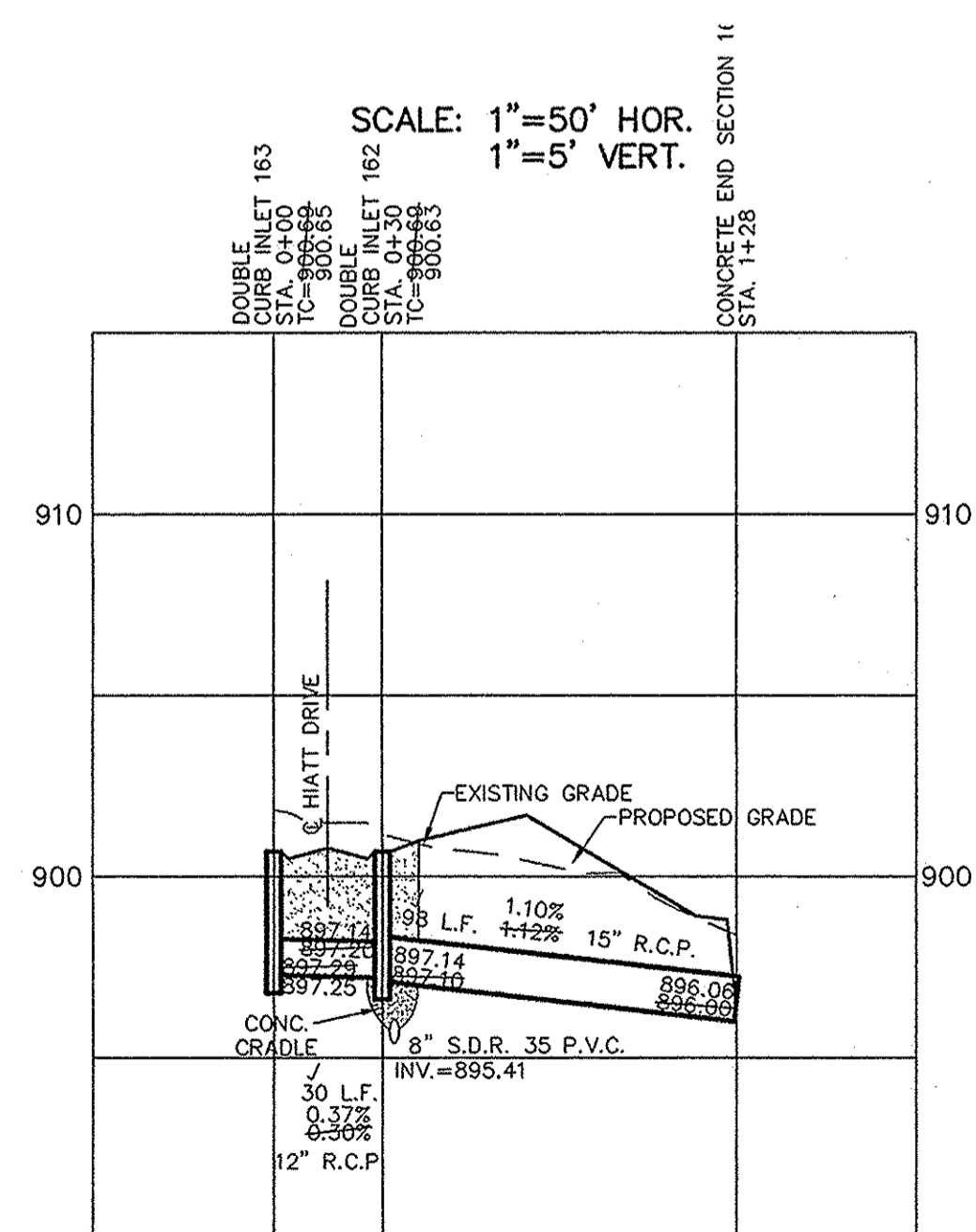
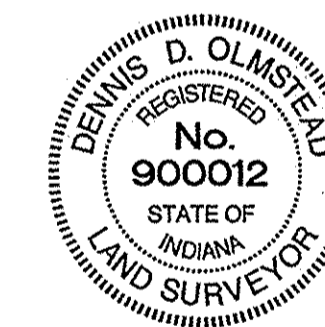
THERE SHALL BE NO MANHOLES OR WATER VALVES WITHIN THE STREET PAVEMENT, CURBS, SIDEWALKS, OR ASPHALT PATHS

 DENOTES FULL DEPTH GRANULAR BACKFILL PER CITY STANDARDS NOTED ON SHEET C804



RECORD DRAWING

D.D. Olmstead u/a/2010
 DENNIS D. OLMSTEAD
 Registered Land Surveyor
 No. 900012
 DATE



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

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

NOTE:
 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", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAVEMENT ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 2.5 FEET.

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: May 2011
 Entered By: SLM

ASBESTOS
 REVISED PROFILE T.C. AND INVERTS
 REVISED PROFILE LENGTH
 REV. TO COMPLY WITH NEW STORM WATER ORD.
 REVISED PER AGENCY COMMENTS

DATE
 REVISIONS
 MARK

10/26/10
 5/24/10
 5/17/10
 4/7/08
 10/12/07

REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA
 Daniel J. Stoepelwerth

CERTIFIED: 3/2/07

STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 9940 Millersville Rd., Fishers, IN 46038-2005
 Phone: (317) 849-5935 Fax: (317) 849-5942
 Toll Free: (800) 728-6917

INDIANA

STORM SEWER PLAN & PROFILE
 LONGRIDGE ESTATES
 SECTION FOUR

CAR/MF

DRAWN BY: BAH
 CHECKED BY: EEF

SHEET NO.
 C600

S & A JOB NO.
 4742554