



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

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

21" RCP

209 ft.

August 4, 2006

To: Hamilton County Drainage Board

Re: Lion Creek Drain, 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, 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:

6" SSD 1,636 ft. 15" RCP 326 ft. 12" RCP 265 ft. 18" RCP 160 ft.

The total length of drain will be 2,596 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 right of way, are to be maintained as regulated drain. Laterals for individual lots will not be considered as 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, \$65.00 per platted lot, \$10.00 per acre for roadways, with a \$65.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$862.10.

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 drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be classified 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 easements 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.

Sincerely

Kenton C. Ward, CFM Hamilton County Surveyor

KCW/llm

| STATE OF INDIANA )  | (Icevised 00/08/04)  |
|---|----------------------|
| 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  Two Drain Petition  | Subdivision, Section |

(Davingd OCIDEIDA)

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.

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

| Hen Brussey   |              |             |
|---------------|--------------|-------------|
| Signed        | Signed       |             |
| Ken Brasseur  |              |             |
| Printed Name  | Printed Name |             |
| June 30, 2005 |              |             |
| Date          | Date         |             |
| Signed        | Signed       |             |
| Printed Name  | Printed Name | <del></del> |
| 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

NO. 19358
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#### FINDINGS AND ORDER

#### CONCERNING THE MAINTENANCE OF THE

Lion 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 Lion 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 |
|-----------|--------|----------|-------|
| L         | 2. Dil | linger   | )     |
| President | u Ce   | 2        |       |
| Member    |        |          |       |
| Member    |        |          |       |

Attest: Lynette Markauf

#### 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: Lion Creek Drain: Longridge Estates Sec. 2

Attached are as-builts, certificate of completion & compliance, and other information for Longridge Estates Sec. 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 August 4, 2006. The report was approved by the Board at the hearing held September 25, 2006. (See Drainage Board Minutes Book 9, Pages 449-450) The changes are as follows:

| Structure: | Length: | Size | Material: | Up Invert: | Dn_Invert | Grade: | Changes: |
|------------|---------|------|-----------|------------|-----------|--------|----------|
| 157-156    | 30      | 12   | RCP       | 902.56     | 901.76    | 2.67   |          |
| 156-155    | 160     | 15   | RCP       | 901.76     | 901.14    | 0.39   |          |
| 155-154    | 160     | 18   | RCP       | 901.14     | 900.92    | 0.14   |          |
| 154-153    | 48      | 21   | RCP       | 900.92     | 900.6     | 0.67   | -1       |
| 153-151    | 160     | 21   | RCP       | 900.6      | 900.26    | 0.21   |          |
| 160-155    | 190     | 12   | RCP       | 901.66     | 901.14    | 0.27   |          |
| 159-158    | 45      | 12   | RCP       | 902.04     | 901.62    | 0.93   |          |
| 158-151    | 166     | 15   | RCP       | 901.62     | 900.6     | 0.61   | -        |

**RCP Pipe Totals:** 

| 12 | 265 |
|----|-----|
| 15 | 326 |
| 18 | 160 |
| 21 | 208 |

Total: 959

| SSD -<br>STREETS |       |
|------------------|-------|
| Marylou Dr       | 301   |
| Hiatt Dr         | 432.5 |
| Long Ridge       | 71.5  |
| x2               |       |

1610

Total:

The length of the drain due to the changes described above is now 2569 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

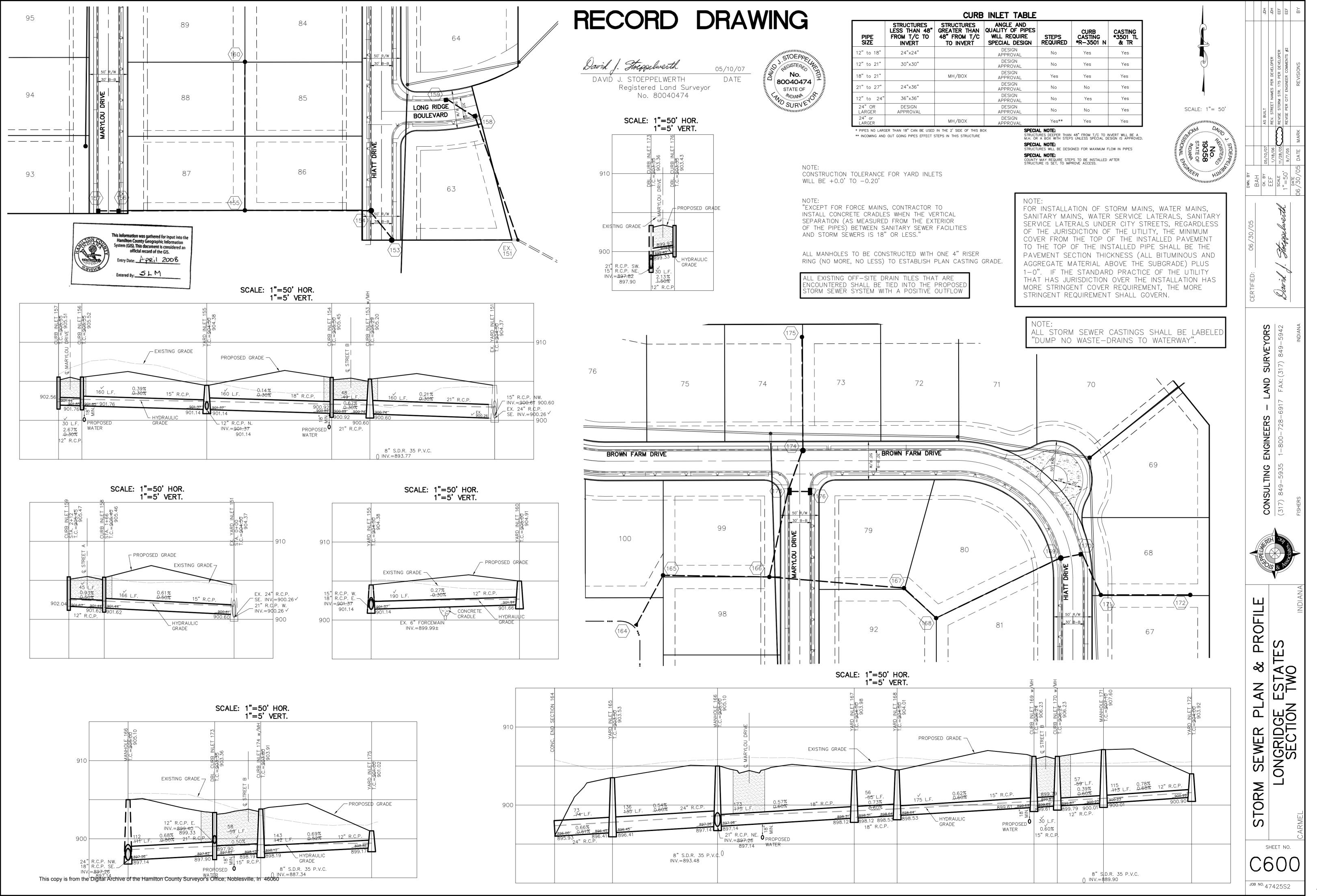
I recommend the Board approve the drain's construction as complete and acceptable.

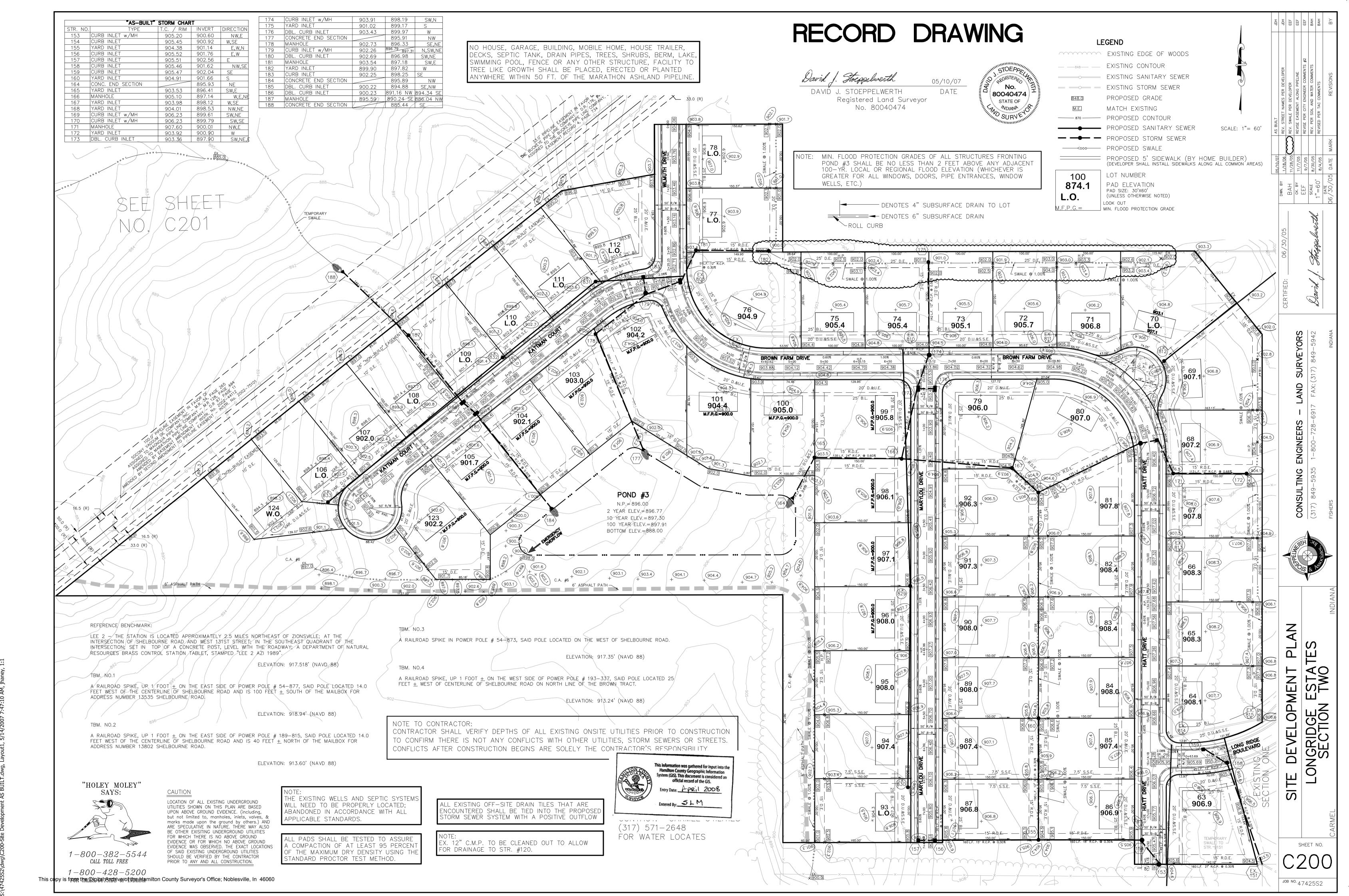
Sincerely,

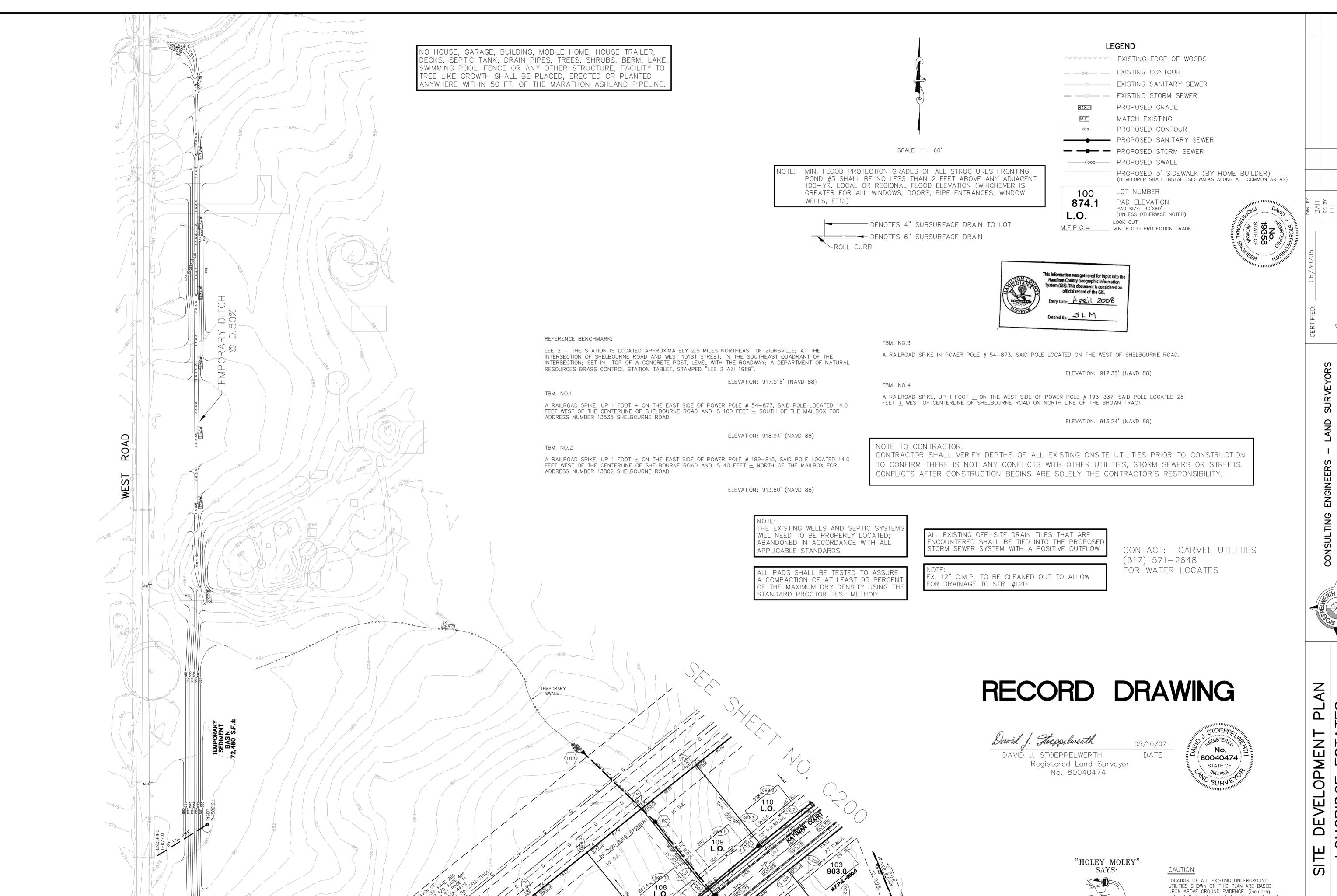
Kenton C. Ward, CFM

Hamilton County Surveyor

KCW/slm







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SITE DEVELOPME
LONGRIDGE ES
SECTION T

UTILITIES SHOWN ON THIS PLAN ARE BASED 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 EXISITING 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 SHEET NO.

C201

JOB NO. 47425S2

\* 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.

No. 19358 STATE OF ·. NDIANA ... | 폴 | 폴 | 监 |

**SURVEYORS** 317) 849–5942

ENGINEERS

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PROFILE

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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.

Yes

Yes

Yes

Yes

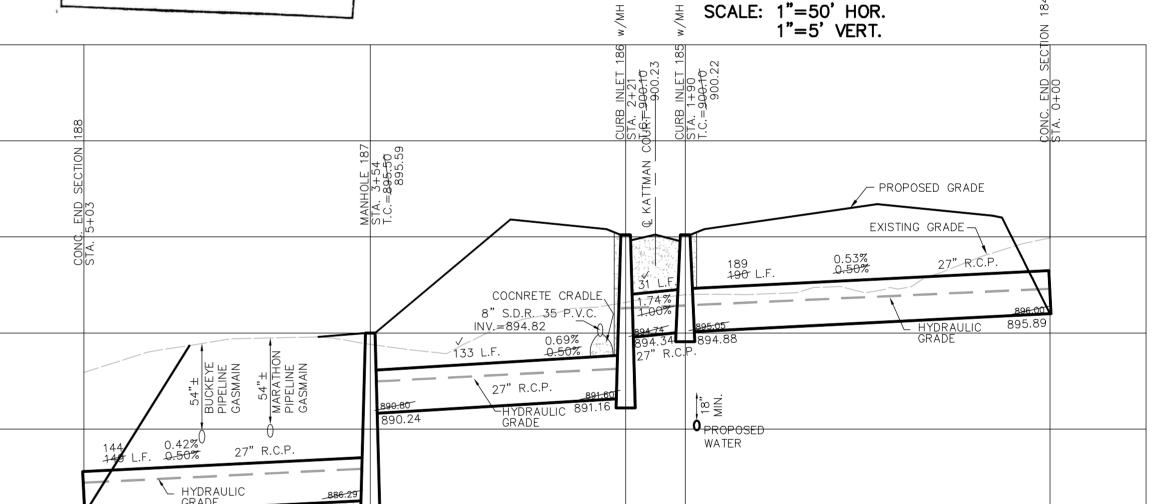
Yes

Yes

Yes

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.

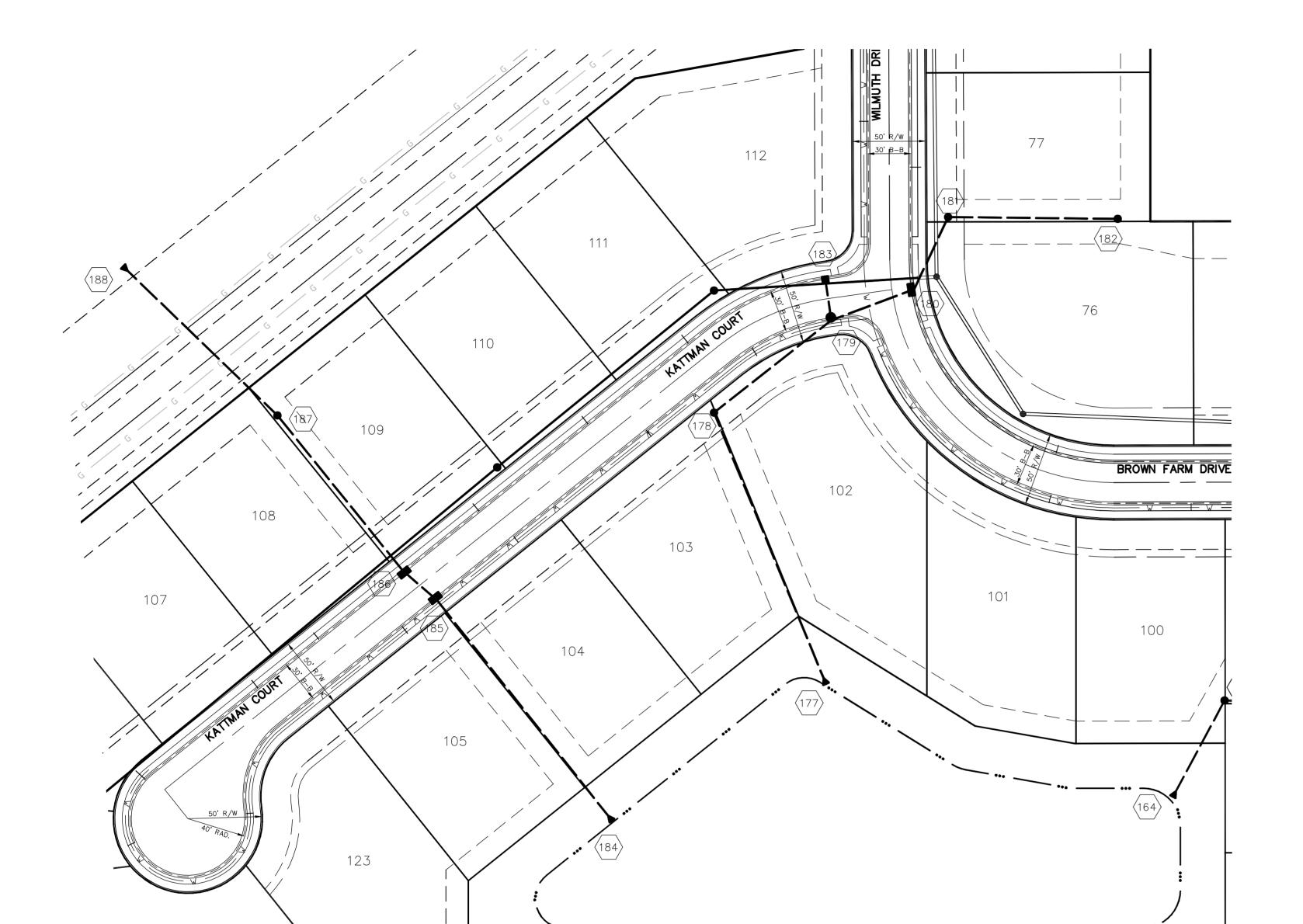
## RECORD DRAWING

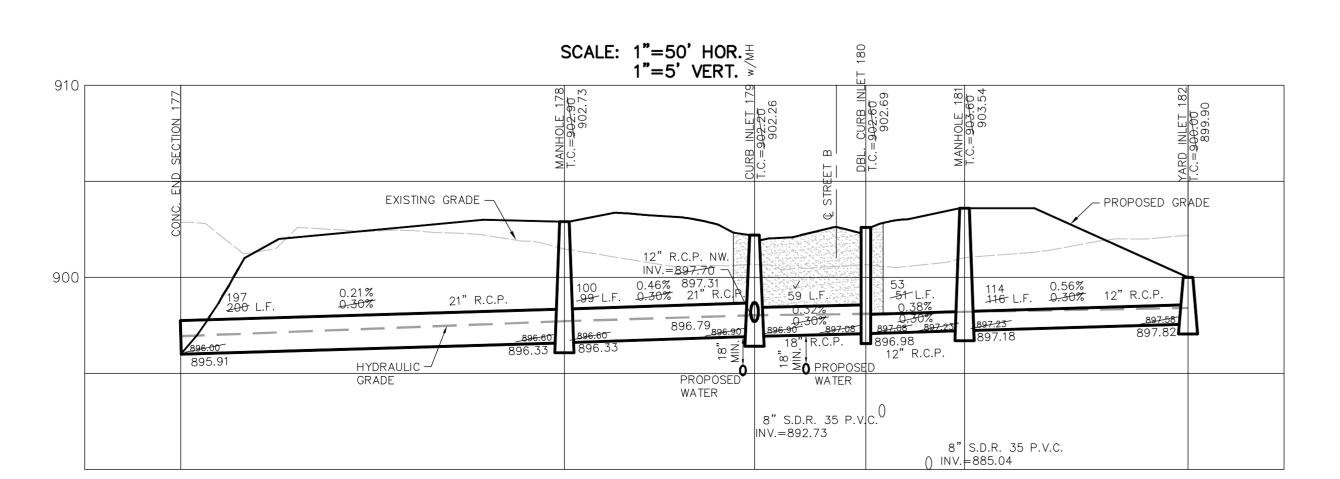
Registered Land Surveyor No. 80040474

NOTE TO CONTRACTOR:

05/10/07 No. 80040474 STATE OF WDIANA ..

DATE





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C601 JOB NO. 47425S2

ONGRIDGE I SECTION SEWER STORM

SHEET NO.