SURVEYOR'S OFFICE

Hamilton County

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

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

February 16, 2006

To: Hamilton County Drainage Board

Re: J.W. Brendel Drain, Ridge at Hayden Run Section 3 Arm

Attached is a petition filed by K. B. Homes Indiana, Inc. along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Ridge at Hayden Run Section 3 Arm, J. W. Brendel 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	5,147 ft.	21" RCP	277 ft.
12" RCP	704 ft.	24" RCP	459 ft.
15" RCP	745 ft.	27" RCP	419 ft.
18" RCP	657 ft.		

The total length of the drain will be 8,408 feet.

The retention pond (Lake #3) located in Common Area #8 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.

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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 roadways, $65.00 per platted lot, with a $65.00 minimum. With this assessment the total annual assessment for this drain/this section will be $3,381.90.

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: The Continental Insurance Company
Date: February 2, 2006
Number: 929-388-497
For: Storm Sewers & SSD
Amount: $197,334.00

Agent: The Continental Insurance Company
Date: February 2, 2006
Number: 929-388-498
For: Erosion Control
Amount: $46,466.58

Parcels assessed for this drain may be assessed for the Long Branch 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.

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 Ridge at Hayden Run Section 3 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for October 23, 2006.

Kenton C. Ward
Hamilton County Surveyor

KCW/pll

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(Revised 06/08/04)

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 **The Ridge at Hayden Run** Subdivision, Section **Three** 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 **The Ridge at Hayden Run, Section 3**, 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.

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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	Signed
Craig Lintner	
Printed Name	Printed Name
December 28, 2005	
Date	Date
Signed	Signed
Printed Name	Printed Name
Date	Date

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FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

J. W. Brendel Drain, Ridge at Hayden Run Section 3 Arm

On this **23rd *day of October 2006,*** the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the ***J. W. Brendel Drain, Ridge at Hayden Run Section 3 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:

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CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: **The Ridge at Hayden Run, Section 3**

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: **October 21, 2008**

Type or Print Name: **Dennis D. Olmstead**

Business Address: **7965 East 106th Street**

Fishers, Indiana 46038

Telephone Number: **(317) 849-5935**

SEAL

INDIANA REGISTRATION NUMBER

900012

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SURVEYOR'S OFFICE

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Surveyor of Hamilton County
Phone (317) 776-8495
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One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board **February 16, 2006**

Re: JW Brendle: Ridge at Hayden Run Sec. 3

Attached are as-builts, certificate of completion & compliance, and other information for Ridge at Hayden Run Section 3. 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 February 16, 2006. The report was approved by the Board at the hearing held October 23, 2006. (See Drainage Board Minutes Book 9, Pages 514-515) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn_Invert	Grade:	Changes:
154A-154	264	12	RCP	912.47	911.73	0.28	-2
154-153	128	15	RCP	911.73	911.26	0.37	3
153-152	41	15	RCP	911.26	911.05	0.51	
152-151	41	18	RCP	911.05	910.96	0.22	
151-150	158	24	RCP	910.96	910.66	0.19	-1
150-149	211	27	RCP	910.66	910.2	0.22	-1
149-148	208	27	RCP	910.2	909.68	0.25	1
147-146	161	12	RCP	913.09	912.17	0.57	-1
146-145	30	15	RCP	912.17	911.78	1.3	-1
145-144	242	15	RCP	911.78	909.59	0.9	
160-159	90	12	RCP	911.66	911.44	0.24	
159-158	156	15	RCP	911.44	911.1	0.22	-1
158-157	36	18	RCP	911.1	910.79	0.86	
157-156	126	21	RCP	910.79	910.46	0.26	-1
156-155	300	24	RCP	910.46	909.67	0.26	
142-194	262	18	RCP	909.46	909.04	0.16	-4
194-195	31	18	RCP	909.04	908.78	0.84	
195-143	251	18	RCP	908.78	908.22	0.22	
164-163	181	12	RCP	911.84	911.51	0.18	-5
163-162	147	15	RCP	911.47	911.13	0.23	-2
162-161	32	18	RCP	911.13	910.86	0.66	

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161-156	151	21	RCP	910.86	910.46	0.24	1
195A-195B	18	12	RCP	912.88	912.72	0.88	

RCP Pipe Totals:

12	714
15	744
18	653
21	277
24	458
27	419
Total:	3265

RCP Pipe Totals:

Windy Knoll	2612
Oliver Ln	1774
Piazza Ct	649
Total:	5035

The length of the drain due to the changes described above is now **8300 feet**.

The non-enforcement was approved by the Board at its meeting on October 23, 2006 and recorded under instrument # 200600063998.

The following sureties were guaranteed by Bond Safeguard Insurance Co. and released by the Board on its January 26, 2009 meeting.

Bond-LC No: 5026621
Insured For: Storm Sewers
Amount: $146,970.00
Issue Date: March 23, 2007

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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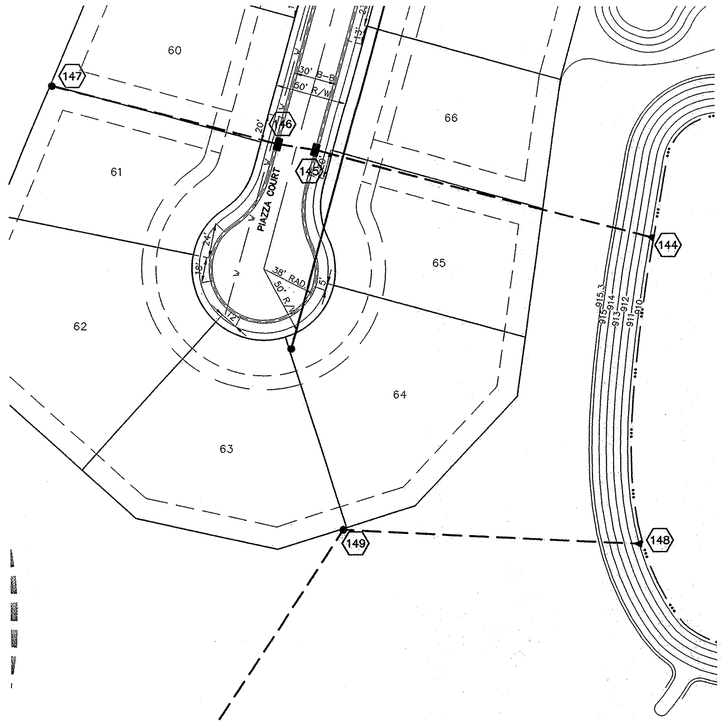
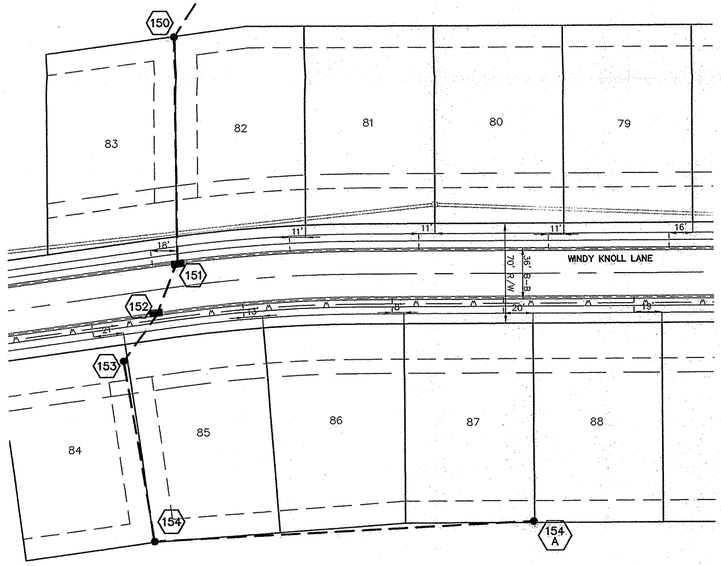




CURB INLET TABLE

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 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 TO ESTABLISH PLAN CASTING GRADE.

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: CITY OF CARMEL REQUIRES 12" BETWEEN TOP OF PIPE AND BOTTOM OF PAVEMENT AGGREGATE COURSE AT ALL STREET CROSSINGS

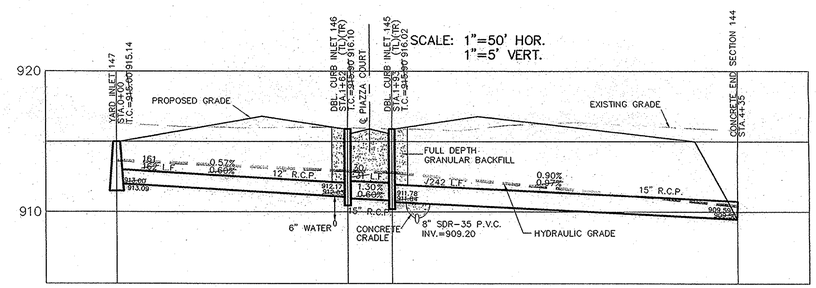
RECORD DRAWING

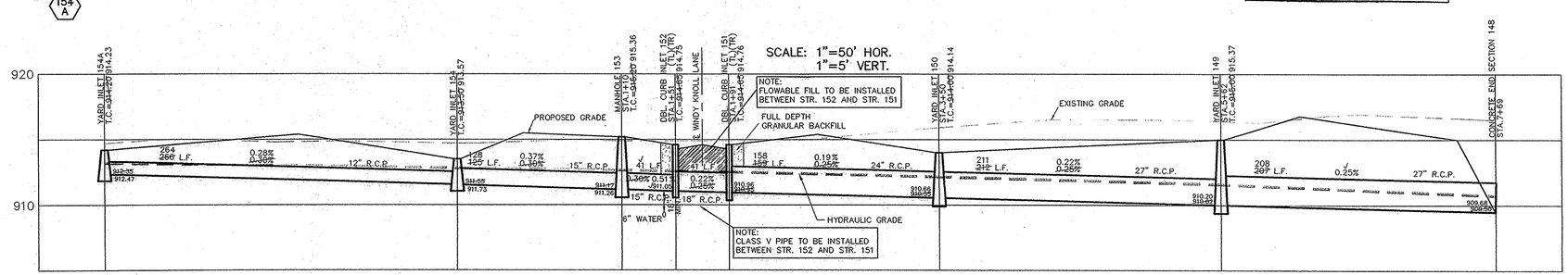
DENNIS D. OLMSTEAD
Registered Land Surveyor
No. 900012

9/29/08
DATE

DENNIS D. OLMSTEAD REGISTERED No 900012 STATE OF INDIANA LAND SURVEYOR

DAVID J. STOEPPELWERTH REGISTERED No 19358 STATE OF INDIANA PROFESSIONAL ENGINEER





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Entry Date: Sept. 2009
Entered By: SLM

DRW	REVISIONS	BY
EEF	9/29/08 ADD FLOWABLE FILL AND CLASS BETWEEN STR. 151-152	BMK
BMK	REVISED PER CITY COMMENTS	EEF
EEF	REV. PIPE SIZE STR. 151-STR. 150 TO 24"	BMK
BMK	REVISED PER SURVEYOR COMMENTS	BMK
BY	REVISED PER REG. COMMENTS	

MARK	DATE	DWN. BY	ASBUILTS
	12/6/04	BMK	
	10/14/04	CK. BY	
	8/2/04	EEF	
	7/20/04	1"=50'	
	7/9/04	DATE	
	6/1/04		

CERTIFIED: 6/1/04

David J. Stoeppelwerth

CONSULTING ENGINEERS – LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX:(317) 849-5942
FISHERS INDIANA

STORM PLAN & PROFILES
THE RIDGE AT HAYDEN RUN SECTION 3

CARMEL INDIANA

SHEET NO. C600

JOB NO. 42480

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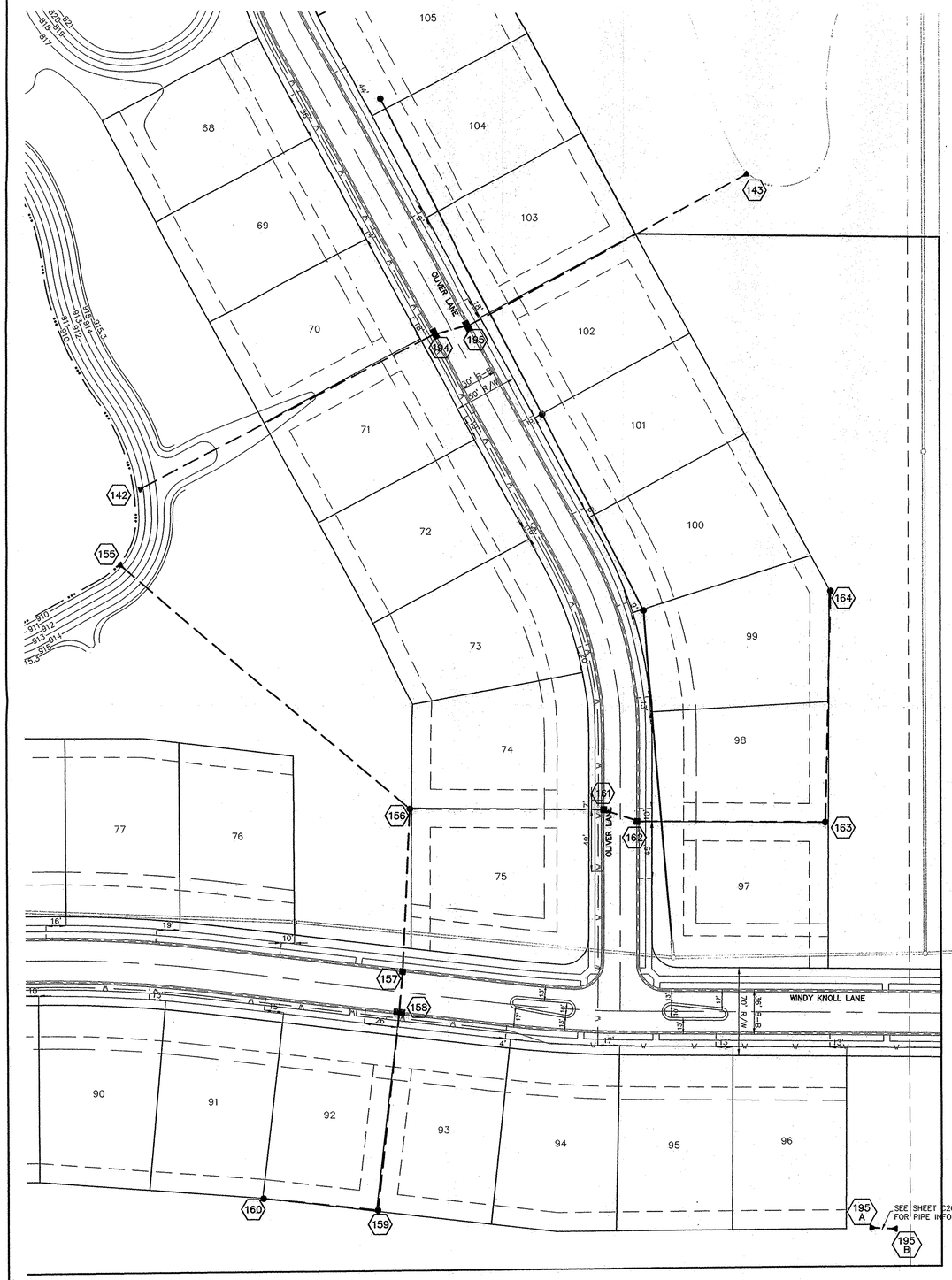

SCALE: 1"= 50'

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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

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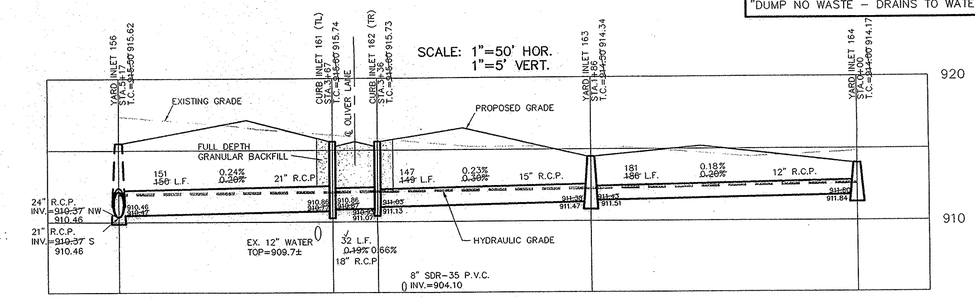
ALL MANHOLES TO BE CONSTRUCTED WITH ONE 4" RISER RING TO ESTABLISH PLAN CASTING GRADE.

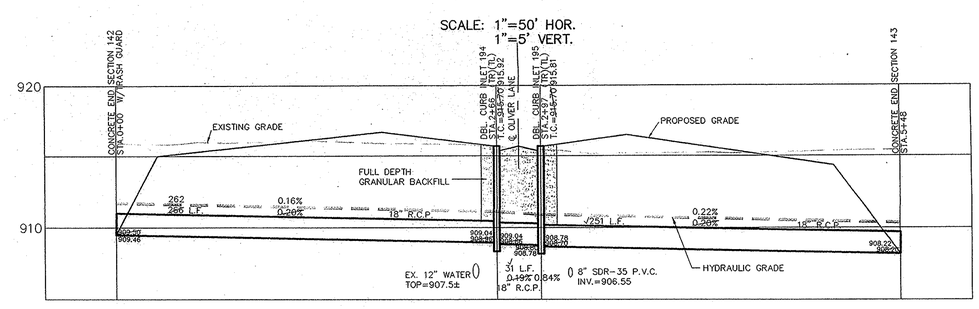
ALL CURB INLET CASTINGS TO BE NEENAH R-3501-N EXCEPT FOR DOUBLE INLETS, THEY WILL BE NEENAH R-3501-TR,TL

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: CITY OF CARMEL REQUIRES 12" BETWEEN TOP OF PIPE AND BOTTOM OF PAVEMENT AGGREGATE COURSE AT ALL STREET CROSSINGS



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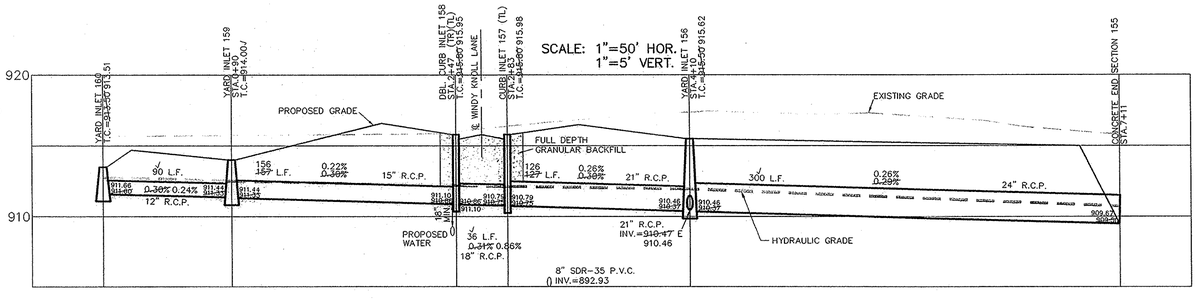

MARK	DATE	REVISIONS	BY
	9/29/08	REVISED PER CITY COMMENTS	CRM
	10/14/04	REVISED SLOPE STR. 162 TO STR. 163 TO 0.30%	BMH
	8/3/04	REVISE PER SURVEYOR COMMENTS	EEF
	7/29/04	REVISED PER TAC COMMENTS	BMH
	7/9/04		BMH

DWN. BY BMK
CHK'D BY EEF
SCALE 1"=50'
DATE 6/1/04

CERTIFIED: 6/1/04

DAVID J. STOEPPELWERTH REGISTERED No. 19358 STATE OF INDIANA PROFESSIONAL ENGINEER

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STORM PLAN & PROFILES
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SECTION 3
CARMEL INDIANA

SHEET NO.
C601

JOB NO. 42480

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