

INSPECTION REPORT

HIGHLAND RIDGE ESTATES

I. STREETS:

- A. The street cross section differs from the original drainage plan and from the original street plans in that rolled curbs and gutters are installed rather than open side ditches.
- B. Due to rolled curbs and gutters having been installed, iron grates with open, rectangular cut-outs in the curb face over typical drop basins are installed at each pipe end.
- C. The driving surface of the interior road is asphaltic concrete.

II. CULVERTS:

- A. All culverts designated on the street plans are in place and are the same size as designated on the street plans and the drainage plans.
- B. All culverts under the road are corrugated metal pipe (CMP) per plan.
- C. The culvert at the entrance to the subdivision has an extension from its planned termination beside the entrance to a point near the Northwest Corner of Lot 3 alongside Mohr Road.
 1. The extension is 18" CMP which is equivalent in size to the 13" x 22" CMP under the entrance.
 2. The extension has a metal apron at its terminus.
 3. Some silt has accumulated at the outfall from the extension, and should be dipped out by the developer.
- D. The culvert at the Southeast Corner of Lot 9 has an extension as per plan (100 feet of 12" pipe) but the pipe is concrete rather than CMP.
 1. Concrete pipe has more capacity as it is smooth.
 2. The last two sections of the extension have been exposed by erosion in the swale over the pipe.
 3. The outfall end of the extension has no apron and the channel leaving the discharge end has eroded, indicating a need for an apron and a rock chute, or other discharge end treatment.
 4. The swale over the concrete extension could be graded during the landscaping of the two adjoining lots to create an emergency overflow for the drop basin at the SE Corner of Lot 9.
- E. The culvert at the Northeast Corner of Lot 11 is 12" CMP as per plan with as-built drop basins in the curb face.
 1. This pipe also has an extension from the south drop basin, thence Southeasterly to within 100 feet of a natural creek.
 2. The extension is 15" CMP apparently placed due to the developer's desire to fill Lot 11 to make it a more desirable building lot.
 3. The extension has an apron on the discharge end, but the channel from the apron to the natural creek channel 100 feet away is beginning to erode badly, indicating a need for:
 - a.) extending the pipe another 100 feet to the creek if area is to be totally filled, or;
 - b.) constructing a rock chute from the apron to the creek if the final grade of the channel is 6%+, or;
 - c.) constructing a sod or high velocity erosion mat protected channel if the final grade is less than 6%.

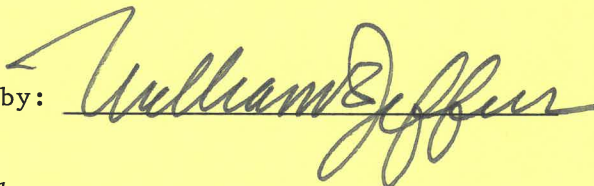
III. EROSION CONTROL:

- A. In general the erosion control efforts by the developer have been above average throughout.
- B. The erosion control is inadequate in isolated areas due to drought conditions this summer:
 - 1. in parts of the lots facing Mohr Road, and;
 - 2. a few spots along the interior road shoulder.
- C. Erosion control should be stepped up in isolated areas where brush clearing and lot grading is ongoing; especially Lot 11.
- D. Siltation of the Mohr Road side ditch should be monitored to make sure that the ditch is not filled to the point that water could cross the pavement; and siltation of the creek leaving Lot 11 should be monitored to protect off-site property.

IV. GENERAL COMMENTS:

- A. Nothing in this report is intended to imply that the developer has not installed street and drainage improvements equal to or superior to those indicated on the original drainage plans and the original street plans.
- B. Any additional work implied by this report is minor in nature and relatively inexpensive in cost and could be completed quickly.
- C. All additional work implied by this report is outside the road right-of-way except for the Mohr Road side ditch.
- D. All additional work implied by this report has little effect on street drainage except siltation control in areas draining toward the streets.
- E. The expiration date of the letter of credit for Highland Ridge Estates is 10-26-87, according to the APC staff.

Written by:

 9-21-87

Checked by: _____

At the request of the Vanderburgh County Commissioners.