



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

December 2, 2004

TO: Hamilton County Drainage Board

RE: J.W. Brendel Drain, Stanford Park Section 1 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 Stanford Park Section 1 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:

12"	RCP	2,366 ft.	24"	RCP	1,927 ft.
15"	RCP	757 ft.	30"	RCP	208 ft.
18"	RCP	725 ft.	6"	SSD	10,363 ft.
21"	RCP	702 ft.			

The total length of the drain will be 17,048 feet.

The retention ponds (lake) located in Common Area 2 & 3 are to be considered part of the regulated drain. The maintenance of the pond (lake), such as mowing, will be the responsibility of the Homeowners Association. The Board will retain jurisdiction for ensuring the storage volume for which the lake was designed will be retained. Thereby, allowing no fill or easement encroachments. The Board shall also maintain the inlets and outlets and erosion control protection on the banks.

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 \$10.00 per acre for common areas and platted lots, \$ 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 \$7,667.90

The petitioner has submitted surety for the proposed drain at this time. Surety shall be submitted prior to the approval of the Hamilton County Board of Commissioners/commencement of construction. The sureties which are in the form of a Performance Bond/Letter of Credit are as follows:

Agent: Lexon Insurance Company
Date: July 19, 2004
Number: 1009217
For: Storm Sewers, Erosion Control, SSD, and Monuments and Markers
Amount: \$342,200.00

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

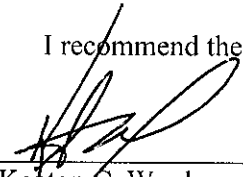
To gain a proper outlet for this site, the developer will need to reconstruct a portion of the J.W. Brendel – Shelborne Park Section 1 Arm. The reconstruction will involve removing and reinstalling, at a lower slope, the section of pipe from structure 828 to 828A of the Shelborne Park Section 1 Arm which is shown on sheet C603 of the Stanford Park Section 1 development plan at structure 828A and 215. The reconstruction will add 8 feet of 24" RCP to the J.W. Brendel – Shelborne Park Section 1 Arm. The pipe will remain in the same easement, as shown on the Shelborne Park Section 1 Plat, recorded in the office of the Hamilton County Recorder.

This reconstruction will be paid by Platinum Properties and will effect tracts Lot 7, 17-09-29-00-01-007.000, James & Christine Zoccola and Lot 8, 17-09-29-00-01-008.000, Brandon & Michelle Tiek.

This will also involve construction of part of the length of pipe between Str. 215 and 214 on the above referenced sheet C603 across Lot 8. All offsite work located in Shelborne Park shall be preformed in existing platted drainage easement.

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 Stanford Park Section 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 24, 2004.



Kenton C. Ward
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 Stanford Park Subdivision, Section
1 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 Stanford Park, Section 1, 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

Ken Brasseur
Printed Name

October 14, 2004
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



October 4, 2004

Mr. Kent Ward, L.S.
Hamilton County Surveyor's Office
One Hamilton County Square
Noblesville, In 46060-2230

Re: Stanford Park – Section 1

Dear Mr. Ward:

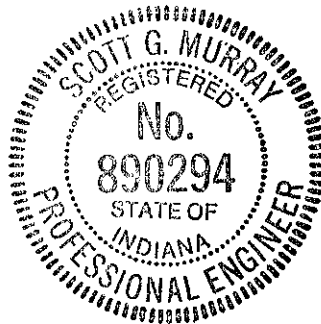
The following represents the Engineer's Estimate for the costs of improvements for the above referenced project. The estimate is as follows:

	Cost
Storm Sewer	\$ 221,600.00
Monuments and Markers	\$ 7,600.00
Subsurface Drains	\$ 47,600.00
Erosion Control	\$ 65,400.00
Total Cost for the above improvements	\$ 342,200.00

If you have any questions or comments, please do not hesitate to call me at 818-2907.

Sincerely,

Scott G. Murray, P.E.
Project Manager



FILED

OCT 05 2004

OFFICE OF HAMILTON COUNTY SURVEYOR



HCDB- 2004-00081

SUBDIVISION BOND

Bond No.: 1009217

Principal Amount: \$342,200.00

KNOW ALL MEN BY THESE PRESENTS, that we

PPV, LLC
9551 Delegate's Row, Indianapolis, IN 46240

as Principal, and

Lexon Insurance Company
1919 S. Highland Avenue, Bldg. A, Ste. 300, Lombard, IL 60148 a TX

Corporation, as Surety, are held and firmly bound unto

Hamilton County Board of Commissioners,
One Hamilton County Square, Noblesville, IN 46060

as Obligee, in the penal sum of

Three Hundred Forty Two Thousand Two Hundred Dollars and 00/100

(Dollars) (\$ 342,200.00), lawful money of the
United States of America, for the payment of which well and truly to be made, we bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these
presents.

WHEREAS, PPV, LLC has agreed to construct in
Stanford Park - Section 1 Subdivision, in Hamilton County, IN the following
improvements:

Storm sewer, monuments and markers, SSD and erosion control.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said
Principal shall construct, or have constructed, the improvements herein described, and shall save the
Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then
this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety,
upon receipt of a resolution of the Obligee indicating that the improvements have not been installed
or completed, will complete the improvements or pay to the Obligee such amount up to the
Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public
improvements are completed.

Signed, sealed and dated, this 19th day of July, 2004

PPV, LLC

Principal

By: [Signature]

Lexon Insurance Company

Surety

By: [Signature]
Irene Diaz Attorney-in-Fact



Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Michael J. Scheer, James I. Moore, Christine Woods, Irene Diaz,

Bonnie Kruse, Stephen T. Kazmer, Dawn L. Morgan, Peggy Faust, Kelly A. Jacobs, Elaine Marcus, Jennifer J. McComb, Mellissa Schimdt

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$2,000,000.00, Two Million Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 2nd day of July, 2003.



LEXON INSURANCE COMPANY

BY
David E. Campbell
President

ACKNOWLEDGEMENT

On this 2nd day of July, 2003, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



Lydia J. DeJong
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 19th Day of July, 20 04.



Donald D. Buchanan
Secretary



State of Illinois }
 } ss.
County of Cook }

On July 19, 2004, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Irene Diaz known to me to be Attorney-in-Fact of Lexon Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires 11/06/06

Melissa Kotovsky
Melissa Kotovsky, Notary Public



FINDINGS AND ORDER

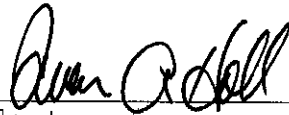
CONCERNING THE MAINTENANCE OF THE

J. W. Brendle Drain, Stanford Park Section 1 Arm

On this *24th day of January 2005*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *J. W. Brendle Drain, Stanford Park Section 1 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.

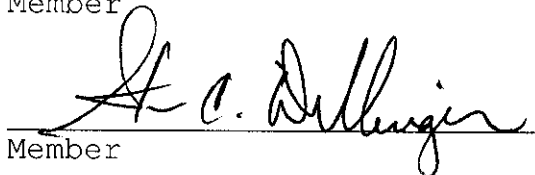
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:



STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
J. W. Brendle Drain, Stanford Park Section 1 Arm

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **J. W. Brendle Drain, Stanford Park Section 1 Arm** came before the Hamilton County Drainage Board for hearing **on January 24, 2005**, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

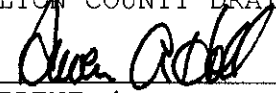
The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

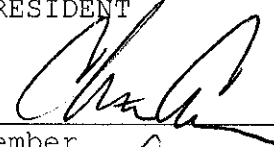
Wherefore, it is ORDERED, that the proposed Reconstruction of the **J. W. Brendle Drain, Stanford Park Section 1 Arm** be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

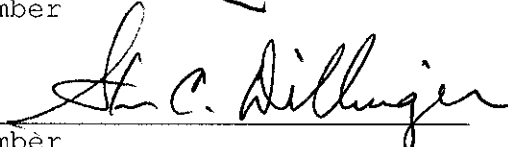
HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT



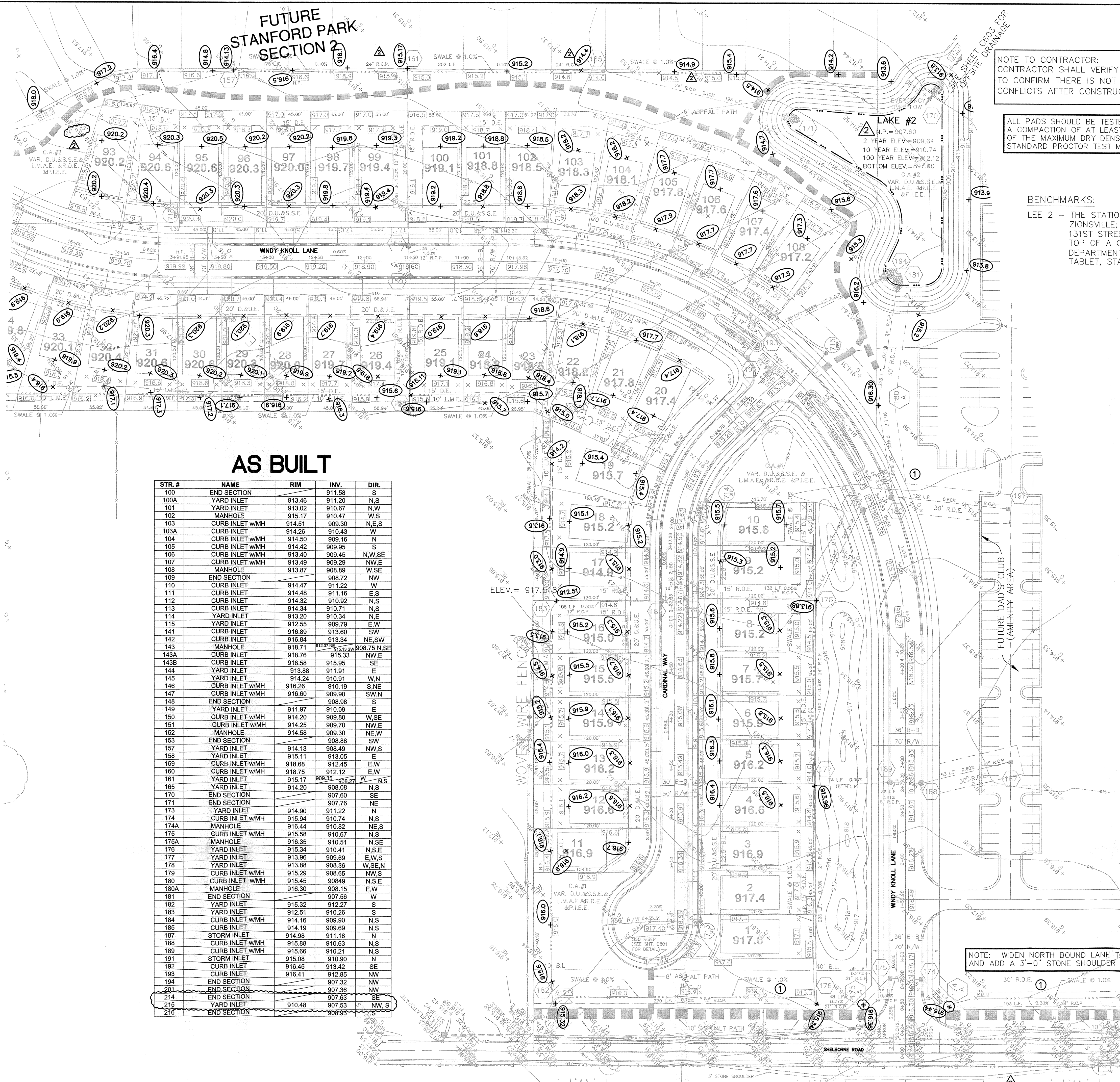
Member



Member

ATTEST:


Executive Secretary

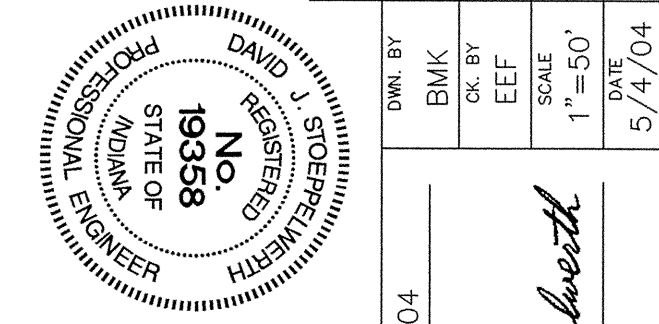


NOTE TO CONTRACTOR:
 CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

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

BENCHMARKS:
 LEE 2 - THE STATION IS LOCATED APPROX. 2.5 MILES NORTHEAST OF ZIONSVILLE; AT THE INTERSECTION OF SHELBOURNE AND WEST 131ST STREET; IN THE SE 1/4 OF THE INTERSECTION; SET IN TOP OF A CONCRETE POST, LEVEL WITH THE ROADWAY; A DEPARTMENT OF NATURAL RESOURCES BRASS CONTROL STATION TABLET, STAMPED "LEE 2 AZI 1989". N.A.V.D.



SCALE: 1" = 50'

LEGEND

- EXISTING EDGE OF WOODS
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE
- MATCH EXISTING
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- LOT NUMBER
- PAD ELEVATION (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- PAD SIZE: 45'x60' (LOTS 35-92) 35'x60' (LOTS 1-34, 93-108) (UNLESS OTHERWISE NOTED)

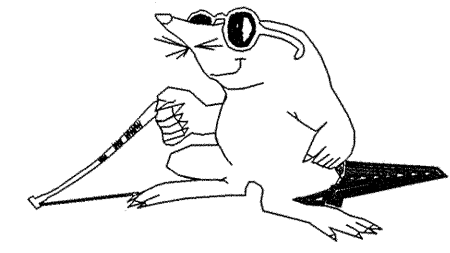
- DENOTES 4" SUBSURFACE DRAIN TO LOT
- DENOTES 6" SUBSURFACE DRAIN
- ROLL CURB

AS BUILT

STR. #	NAME	RIM	INV.	DIR.
100	END SECTION	913.46	911.58	S
100A	YARD INLET	913.46	911.20	N.S
101	YARD INLET	913.02	910.67	N.W
102	MANHOLE	915.17	910.47	W.S
103	CURB INLET WMH	914.51	909.30	N.E.S
103A	CURB INLET W	914.26	910.43	W
104	CURB INLET WMH	914.50	909.16	N
105	CURB INLET WMH	914.42	909.95	S
106	CURB INLET WMH	913.40	909.45	N.W.S.E
107	CURB INLET WMH	913.49	909.29	N.W.E
108	MANHOLE	913.87	908.89	W.S.E
109	END SECTION	913.87	908.72	N.W
110	CURB INLET	914.47	911.22	E.S
111	CURB INLET	914.48	911.16	E.S
112	CURB INLET	914.32	910.92	N.S
113	CURB INLET	914.34	910.71	N.S
114	YARD INLET	913.20	910.34	N.E
115	YARD INLET	912.55	909.79	E.W
141	CURB INLET WMH	916.89	913.60	S.W
142	CURB INLET WMH	916.84	913.34	N.E.S.W
143	MANHOLE	918.71	912.78	908.75 N.S.E
143A	CURB INLET	918.76	915.33	N.W.E
143B	CURB INLET	918.58	915.95	S.E
144	YARD INLET	913.88	911.91	E
145	YARD INLET	914.24	910.91	W.N
146	CURB INLET WMH	916.26	910.43	S.W
147	CURB INLET WMH	916.60	909.90	S.W.N
148	END SECTION	916.60	908.98	S
149	YARD INLET	911.97	910.09	E
150	CURB INLET WMH	914.20	909.80	W.S.E
151	CURB INLET WMH	914.25	909.70	N.W.E
152	MANHOLE	914.58	909.30	N.E.W
153	END SECTION	914.58	908.98	S.W
157	YARD INLET	914.13	908.49	N.W.S
158	YARD INLET	915.11	913.05	E
159	CURB INLET WMH	918.68	912.45	E.W
160	CURB INLET WMH	918.75	912.12	E.W
161	YARD INLET	915.17	908.35	908.27 W.N.S
165	YARD INLET	914.20	908.08	N.S
170	END SECTION	914.20	907.60	S.E
171	END SECTION	914.20	907.76	N.E
173	YARD INLET	914.90	911.22	N
174	CURB INLET WMH	915.94	910.74	N.S
174A	MANHOLE	916.44	910.82	N.E.S
175	CURB INLET WMH	915.58	910.67	N.S
175A	MANHOLE	916.35	910.51	N.S.E
176	YARD INLET	915.34	910.41	N.S.E
177	YARD INLET	913.96	909.69	E.W.S
178	YARD INLET	913.88	908.86	W.S.E.N
179	CURB INLET WMH	915.29	908.65	N.W.S
180	CURB INLET WMH	915.45	908.49	N.S.E
180A	MANHOLE	916.30	908.15	E.W
181	END SECTION	915.32	907.56	W
182	YARD INLET	915.32	912.27	S
183	YARD INLET	912.51	910.26	S
184	CURB INLET WMH	914.16	909.90	N.S
185	CURB INLET	914.19	909.69	N.S
187	STORM INLET	914.98	911.18	N
188	CURB INLET WMH	915.88	910.63	N.S
189	CURB INLET WMH	915.66	910.21	N.S
191	STORM INLET	915.08	910.90	N
192	CURB INLET	916.45	913.42	S.E
193	CURB INLET	916.41	912.85	N.W
194	END SECTION	916.41	907.32	N.W
201	END SECTION	916.41	907.36	N.W
214	END SECTION	910.48	907.83	S.E
215	YARD INLET	910.48	907.53	N.W.S
216	END SECTION	910.48	906.93	S.W

NOTE: WIDEN NORTH BOUND LANE TO 12'-0" FROM CENTER AND ADD A 3'-0" STONE SHOULDER ACROSS FRONTAGE.

HOLEY MOLEY" SAYS:



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

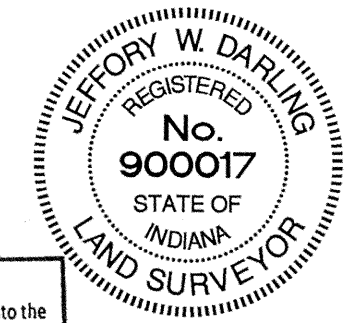
CAUTION
 LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, risers, valves, & marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH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

RECORD DRAWING

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

9/1/05

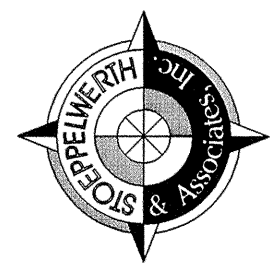
DATE



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: 2-9-07
 Entered By: SLM

SITE DEVELOPMENT PLAN
 STANFORD PARK SECTION 1
 SHEET NO. C201
 JOB NO. 4660051

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



INDIANA

NOTE TO CONTRACTOR:
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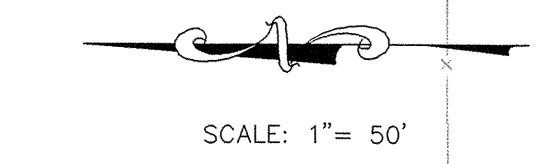
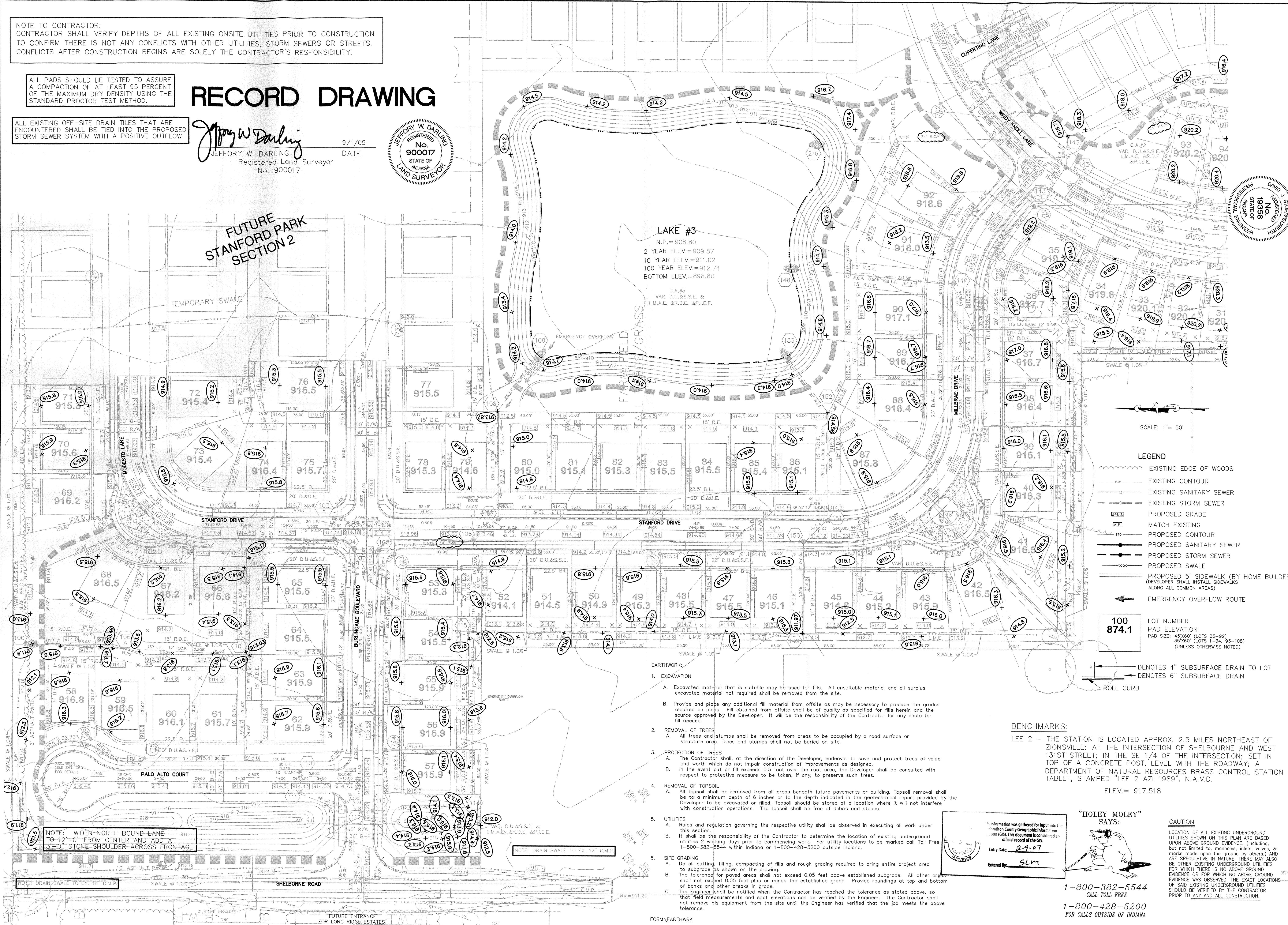
Jeffrey W. Darling
 JEFFERY W. DARLING
 Registered Land Surveyor
 No. 900017

9/1/05
 DATE



FUTURE STANFORD PARK SECTION 2

LAKE #3
 N.P. = 908.80
 2 YEAR ELEV. = 909.87
 10 YEAR ELEV. = 911.02
 100 YEAR ELEV. = 912.74
 BOTTOM ELEV. = 898.80
 C.A.#3
 VAR. D.U.&S.S.E. & L.M.A.E. & R.D.E. & P.I.E.E.



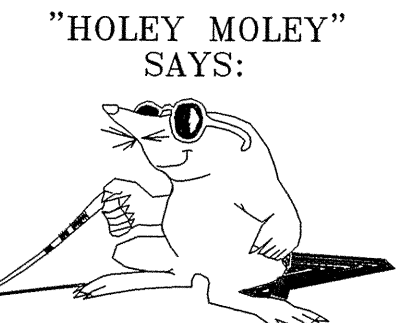
- LEGEND**
- EXISTING EDGE OF WOODS
 - EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED GRADE
 - MATCH EXISTING
 - PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED SWALE
 - PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
 - EMERGENCY OVERFLOW ROUTE

- 100 874.1**
 LOT NUMBER
 PAD ELEVATION
 PAD SIZE: 45'x60' (LOTS 35-92)
 35'x60' (LOTS 1-34, 93-108)
 (UNLESS OTHERWISE NOTED)
- DENOTES 4" SUBSURFACE DRAIN TO LOT
 - DENOTES 6" SUBSURFACE DRAIN
 - ROLL CURB

- EARTHWORK:**
1. EXCAVATION
 - A. Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
 - B. Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
 2. REMOVAL OF TREES
 - A. All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
 3. PROTECTION OF TREES
 - A. The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
 - B. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
 4. REMOVAL OF TOPSOIL
 - A. All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
 5. UTILITIES
 - A. Rules and regulation governing the respective utility shall be observed in executing all work under this section.
 - B. It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
 6. SITE GRADING
 - A. Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
 - B. The tolerance for paved areas shall not exceed 0.05 feet above established subgrade. All other areas shall not exceed 0.05 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
 - C. The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

BENCHMARKS:
 LEE 2 - THE STATION IS LOCATED APPROX. 2.5 MILES NORTHEAST OF ZIONSVILLE; AT THE INTERSECTION OF SHELBOURNE AND WEST 131ST STREET; IN THE SE 1/4 OF THE INTERSECTION; SET IN TOP OF A CONCRETE POST, LEVEL WITH THE ROADWAY; A DEPARTMENT OF NATURAL RESOURCES BRASS CONTROL STATION TABLET, STAMPED "LEE 2 AZI 1989". N.A.V.D.
 ELEV. = 917.18

Information was gathered for input into the Indiana County Geographic Information System (GIS). This document is considered an official record of the GIS.
 Entry Date: 2-9-07
 Entered By: SLM



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, & marks 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.

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

NOTE: WIDEN NORTH BOUND LANE TO 12'-0" FROM CENTER AND ADD A 3'-0" STONE SHOULDER ACROSS FRONTAGE

NOTE: DRAIN SWALE TO EX. 12" C.M.P.

RIG	AS BUILT	DATE	REVISIONS	BY
BAH	MOVED SSO LATERALS	9/7/05		
BAH	REVISED PER CARMEL CITY COMMENTS	5/6/05		
EFF	REV. PATH AT END OF C.D.-S PER DEVELOPER	9/29/04		
EFF	ADDED STREET DRAINAGE ARROWS	9/29/04		
KAC	REVISED PER CARMEL CITY COMMENTS	9/29/04		
BMK	REVISED PER TAC COMMENTS	9/29/04		

CERTIFIED: 5/4/04
 CONSULTING ENGINEERS - LAND SURVEYORS
 (317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
 INDIANA
 FISHERS
 INDIANA
 CARMEL
 SHEET NO. C200
 JOB NO. 4660051