

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. Brendle – Stanford Park Section 3 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 3 Arm, J.W. Brendle 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	506 ft.	21" RCP	451 ft.
15" RCP	148 ft.	24" RCP	412 ft.
18" RCP	72 ft.	27" RCP	197 ft.

The total length of the drain will be 1,786 feet.

The retention pond (lake) located in Common Area #9 is 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, outlets and erosion control protection on the banks.

The subsurface drain (SSD) located in the center of the inverted crown of the street system of the development shall not be considered part of the regulated drain as they are private streets

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 \$5,525.00.

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 are as follows:

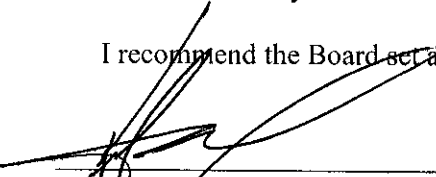
Agent: Lexon Insurance Company  
Date: July 19, 2004  
Number: 1009224  
For: Storm Sewer, Erosion Control, SSD, and Monument & Markers

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 Stanford Park Section 3 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  
3 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 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.

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

**Ken Brasseur**

Printed Name

Printed Name

**October 14, 2004**

Date

Date

Signed

Signed

Printed Name

Printed Name

Date

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 3

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	\$ 169,100.00
Monuments and Markers	\$ 5,500.00
Subsurface Drains	\$ 21,600.00
Erosion Control	\$ 47,300.00
Total Cost for the above improvements	\$ 243,500.00

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



HCDB2004-00082

SUBDIVISION BOND

Bond No.: 1009224

Principal Amount: \$243,500.00

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  
Two Hundred Forty Three Thousand Five Hundred Dollars and 00/100  
 \_\_\_\_\_ (Dollars) (\$ 243,500.00), 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 3 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: Steven R. Howard

Lexon Insurance Company

Surety

By: Irene Diaz  
 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.

"OFFICIAL SEAL"  
LYDIA J. DEJONG  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/12/2007

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, 2004



Donald D. Buchanan  
Secretary

FILE  
COPY

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

OFFICIAL SEAL  
MELISSA KOTOVSKY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11-6-2006



FINDINGS AND ORDER

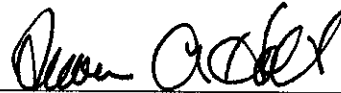
CONCERNING THE MAINTENANCE OF THE

J. W. Brendle Drain, Stanford Park Section 3 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 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.

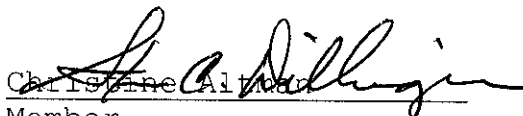
HAMILTON COUNTY DRAINAGE BOARD



President

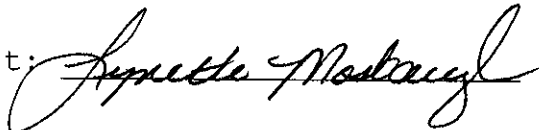


Member

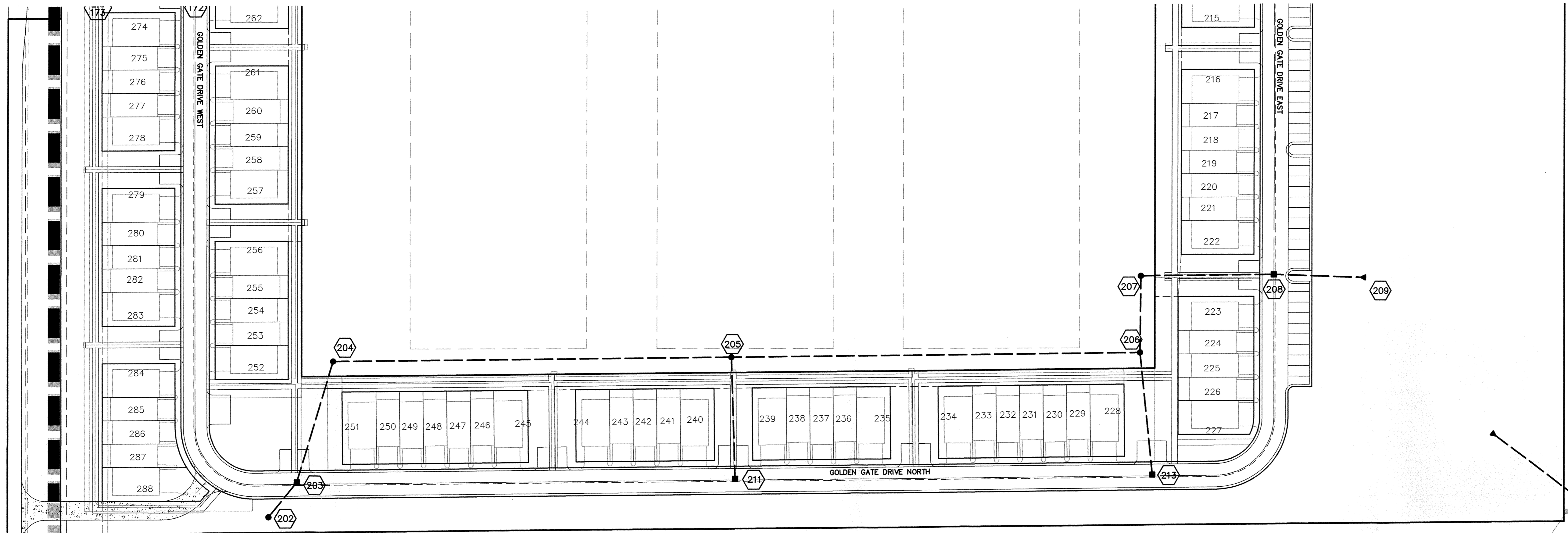


Christine Alford  
Member

Attest:







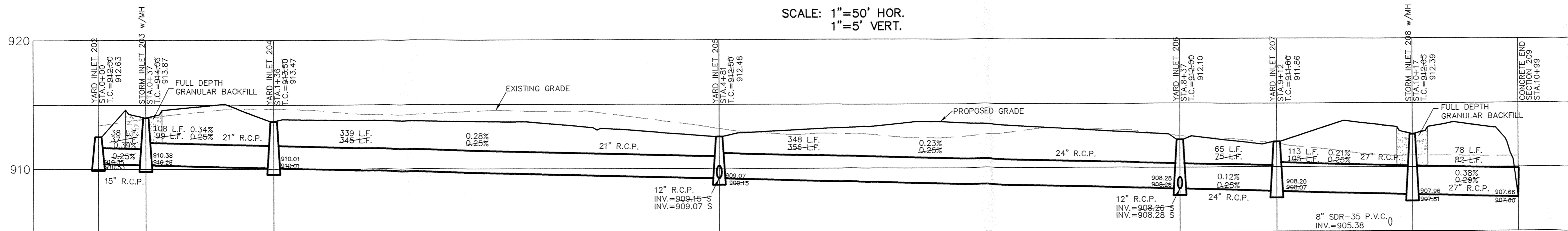
# RECORD DRAWING

*Jeffery W. Darling*  
 JEFFERY W. DARLING  
 Registered Land Surveyor  
 No. 900017

10/11/05  
 DATE



SCALE: 1"=50' HOR.  
 1"=5' VERT.



NOTE:  
 CONSTRUCTION TOLERANCE FOR YARD INLETS  
 WILL BE +0.0' TO -0.02'

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.

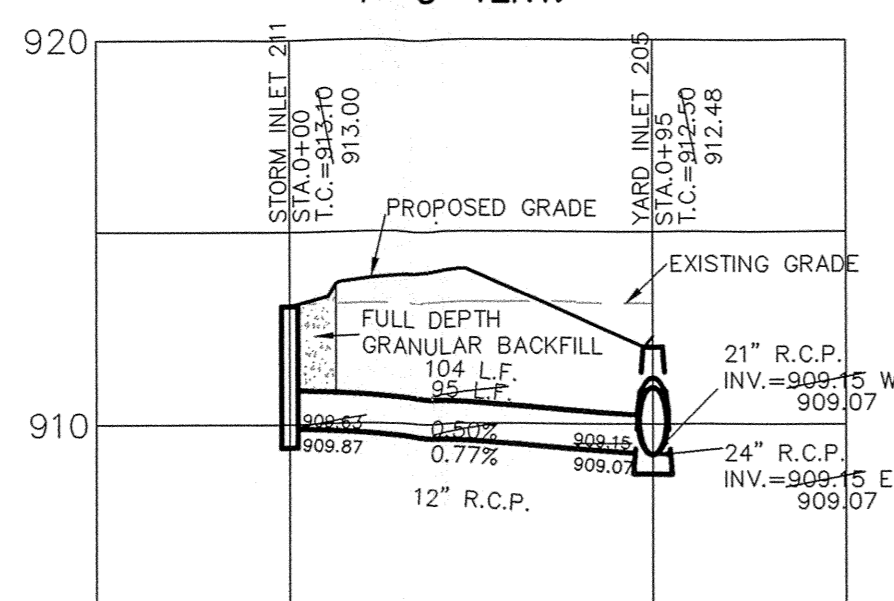
ALL CURB INLET CASTINGS TO BE NEENAH R-3501-N

DENOTES FULL DEPTH GRANULAR BACKFILL  
 (SAND)

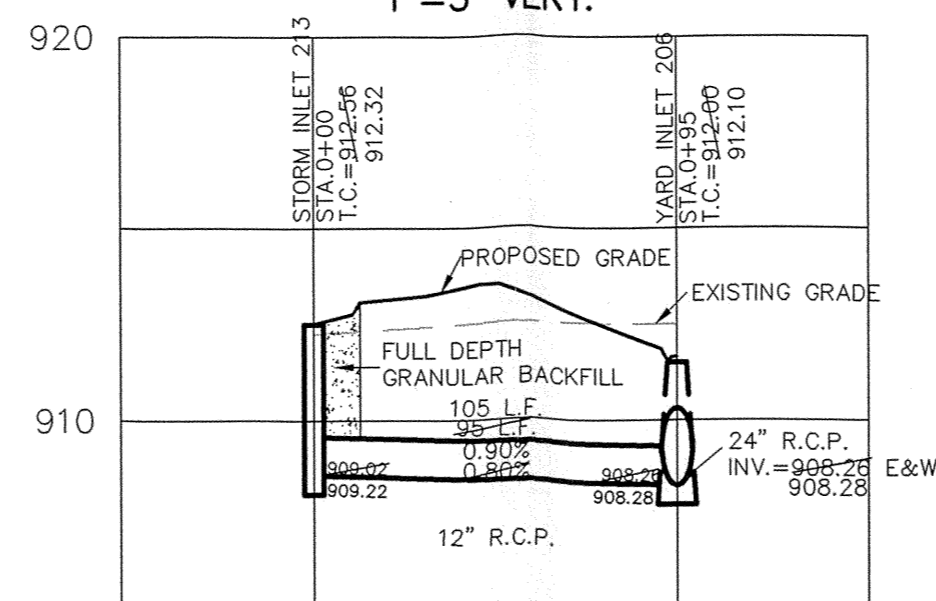
ALL EXISTING OFF-SITE DRAIN TILES THAT ARE  
 ENCOUNTERED SHALL BE TIED INTO THE PROPOSED  
 STORM SEWER SYSTEM WITH A POSITIVE OUTFLOW

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

SCALE: 1"=50' HOR.  
 1"=5' VERT.



SCALE: 1"=50' HOR.  
 1"=5' VERT.



### 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.

This information was prepared for input into the Hamilton County Geographic Information System (GIS) and is intended as an official record of the State of Indiana.  
 Entered Date: 2-15-07  
 Entered By: JLM

## STORM PLAN & PROFILES STANFORD PARK SECTION 3

SHEET NO.  
**C601**

JOB NO. 4660053

DATE	REVISIONS	BY
5/4/04 <td></td> <td></td>		

CERTIFIED: 5/4/04  
*David J. Stapp*  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 (317) 849-5935 1-800-728-6917 FAX: (317) 849-5942  
 INDIANA FISHERS

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

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