

SURVEYOR'S OFFICE
Hamilton County

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

September 23, 2010

TO: Hamilton County Drainage Board

RE: Camden Walk Drain, Camden Walk Section 2A Arm

Attached is a petition filed by Camden Walk, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Camden Walk Section 2A Arm, Camden Walk 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	682 ft.	24" RCP	362 ft.
18" RCP	158 ft.	6" SSD	2,820 ft.
Open Ditch	995 ft.		

The total length of the drain will be 5,017 feet.

This section will remove the twin 24" RCP pipe from Str. 840 to Str. 843 (per the Camden Walk Section 1 As-built Drawings), which is 104 feet from the Camden Walk Section 1 Arm. This pipe is being replaced with Str. 840 to Str. 843 per the Camden Walk Section 2 plans, drawn by Stoeppelwerth & Associates, dates 5-15-2008 and having job number 29160S2, which is included in the footages above for this arm.

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 \$35.00 per platted lot, \$5.00 per acre for common areas, with a \$35.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain/this section will be \$604.10.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of an Official Check are as follows:

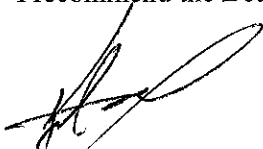
Bank: First Merchants Bank
Date: June 15, 2010
Number: 451072769
For: Storm Sewers & Sub-Surface Drains
Amount: \$65,968.80

Parcels assessed for this drain will also be assessed for the Fitch & Jessup Drain.

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 Camden Walk Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 22, 2010.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

FINDINGS AND ORDER

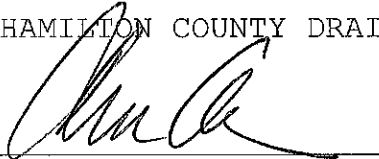
CONCERNING THE MAINTENANCE OF THE

Camden Walk Drain, Camden Walk Section 2A Arm

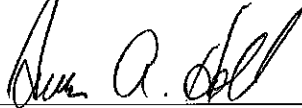
On this *22nd day of November 2010*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Camden Walk Drain, Camden Walk Section 2A Arm*.

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)
)
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 Camden Walk Subdivision, Section
Two 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 Camden Walk, Section Two, 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

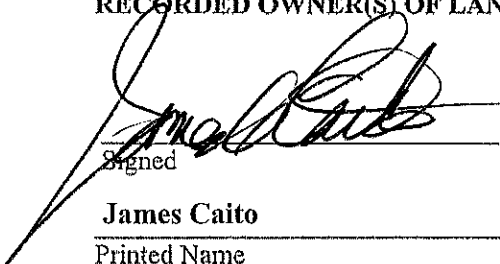
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

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 _____
James Caito
Printed Name _____

May 16, 2008
Date _____

Signed _____

Printed Name _____

Date _____

Signed _____

Printed Name _____

Date _____

Signed _____

Printed Name _____

Date _____

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Camden Walk Drain Section 2A Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **November 22, 2010** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Pamela Louks

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Camden Walk Drain, Section 2A Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Camden Walk Drain, Section 2A Arm** on **November 22, 2010** at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY



STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

August 6, 2008

David J. Stoepfelwerth
President, CEO
Professional Engineer
Professional Land Surveyor

Curtis C. Huff
Vice President, COO
Professional Land Surveyor

R.M. Stoepfelwerth
Founder
Professional Engineer
Professional Land Surveyor

Hamilton County Surveyor's Office
One Hamilton County Square
Suite 188
Noblesville, Indiana 46060

Attention: Greg Hoyes

Re: Camden Walk, Section 2

Dear Mr. Hoyes:

On behalf of the developer Camden Walk, LLC I wish to submit this Engineer's Estimate for Camden Walk, Section 2. The estimate is as follows:

Earthwork	\$85,000.00
Sanitary Sewer	\$120,563.00
Storm Sewer	\$95,923.00
Waterline	\$164,420.00
Sub-Surface Drain	\$35,600.00
Curbs	\$36,350.00
Lime Stabilization	\$25,640.00
Asphalt	\$235,000.00
Erosion Control	\$26,408.00
Total	\$824,904.00

Witness my signature this 6th day of August, 2008.

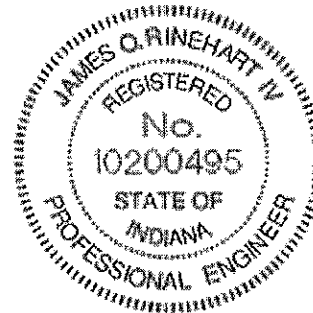
James O. Rinehart IV, P.E.
Professional Engineer
No. 10200495

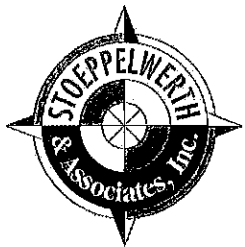
Cc: Jim Caito
David Lucas

7965 East 106th Street
Fishers, Indiana
46038-2505

317.849.5935
Fax: 317.849.5942
www.Stoepfelwerth.com

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STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

David J. Stoepfelwerth
President, CEO
Professional Engineer
Professional Land Surveyor

Curtis C. Huff
Vice President, COO
Professional Land Surveyor

R.M. Stoepfelwerth
Founder
Professional Engineer
Professional Land Surveyor

August 11, 2008

Hamilton County Surveyor's Office
One Hamilton County Square
Suite 188
Noblesville, Indiana 46060

Attention: Greg Hoyes

Re: Camden Walk, Section 2

Dear Mr. Hoyes:

On behalf of the developer Camden Walk, LLC, please accept the following Engineer's Estimate for subdivision monumentation for Camden Walk, Section 2. Please put with the previously sent August 6, 2008 Engineer's Estimate. The estimate is as follows:

CAMDEN WALK, SECTION 2

Description	Quantity	Unit	Unit Price	Total	Performance Bond
Lot Corner Pins	36	EA	\$100.00	\$3,600.00	\$3,960.00
Centerline Monuments	13	EA	\$170.00	\$2,210.00	<u>\$2,431.00</u>
				TOTAL	\$6,391.00

Witness my signature this 11th day of August, 2008.

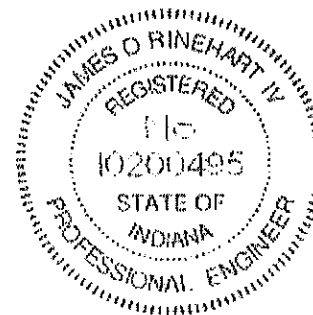
James O. Rinehart IV, P.E.
Professional Engineer
No. 10200495

Cc: Jim Caito
David Lucas

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STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

April 28, 2010

David J. Stoepfelwerth
President, CEO
Professional Engineer
Professional Land Surveyor

Curtis C. Huff
Vice President, COO
Professional Land Surveyor

R.M. Stoepfelwerth
Founder
Professional Engineer
Professional Land Surveyor

Hamilton County Surveyor's Office
One Hamilton County Square, Suite 188
Noblesville, Indiana 46060

Attention: Greg Hoyes

Re: Camden Walk, Section 2A

Dear Mr. Hoyes:

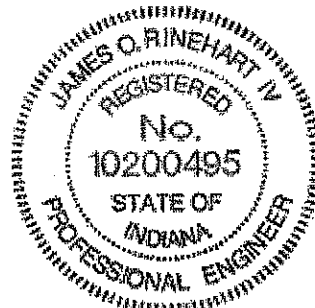
On behalf of the developer Camden Walk, LLC, please accept the following Engineer's Estimate for Camden Walk, Section 2. The estimate is as follows:

Description	Contract Amount
Earthwork/Clearing	\$36,200.00
Sanitary Sewers	\$64,824.00
Storm Sewers	\$38,624.00
Sub-Surface Drains	\$16,350.00
Water Mains	\$65,939.00
Concrete Curbs	\$18,146.00
Stone Base	\$26,530.00
Base Asphalt	\$36,550.00
Intermediate Asphalt	\$27,077.00
Surface Asphalt	\$24,710.00
Lime Stabilization	\$19,263.00
Erosion Control	\$13,100.00
Lot Corner Pins (14 @ \$100.00/ea.)	\$1,400.00
Centerline Monuments (6 @ \$170.00/ea.)	\$1,020.00

Total \$389,733.00

Witness my signature this 28th day of April, 2010.

James O. Rinehart IV, P.E.
Professional Engineer
No. 10200495

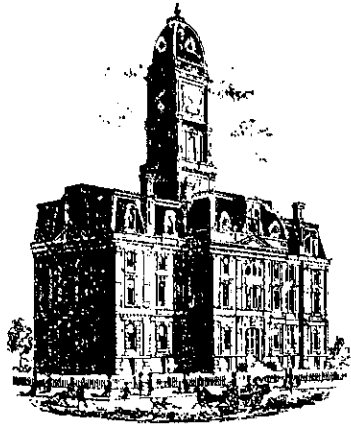


Cc: Jim Caito
David Lucas

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Fax: 317.849.5942
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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

May 13, 2011

Re: Camden Walk Drain: Camden Walk Section 2A

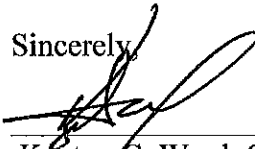
Attached are as-builts, certificate of completion & compliance, and other information for Camden Walk Section 2A. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated September 23, 2010. The report was approved by the Board at the hearing held November 22, 2010. (See Drainage Board Minutes Book 13, Pages 201-203) The changes are as follows: The 12" RCP was lengthened from 682 to 683 feet. The 18" RCP was lengthened 158 feet to 160 feet. The 24" RCP was shortened from 362 to 176 feet. The 6" SSD was shortened from 2820 feet to 2718 feet. The length of the drain due to the changes described above is now **4763 feet**.

The non-enforcement was approved by the Board at its meeting on December 13, 2010 and recorded under instrument #2011024267. The following check was guaranteed by First Merchants Bank and released by the Board on its November 8, 2010 meeting.

Check No: 451072769
Insured For: Storm Sewers
Amount: \$65,968.80
Issue Date: June 15, 2010

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

Sincerely,


Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Camden Walk, Section 2A

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 4, 2010

Type or Print Name: James O. Rinehart IV - Stoepelwerth & Associates, Inc.

Business Address: 7965 East 106th Street

Fishers, Indiana 46038

Telephone Number: (317) 849-5935

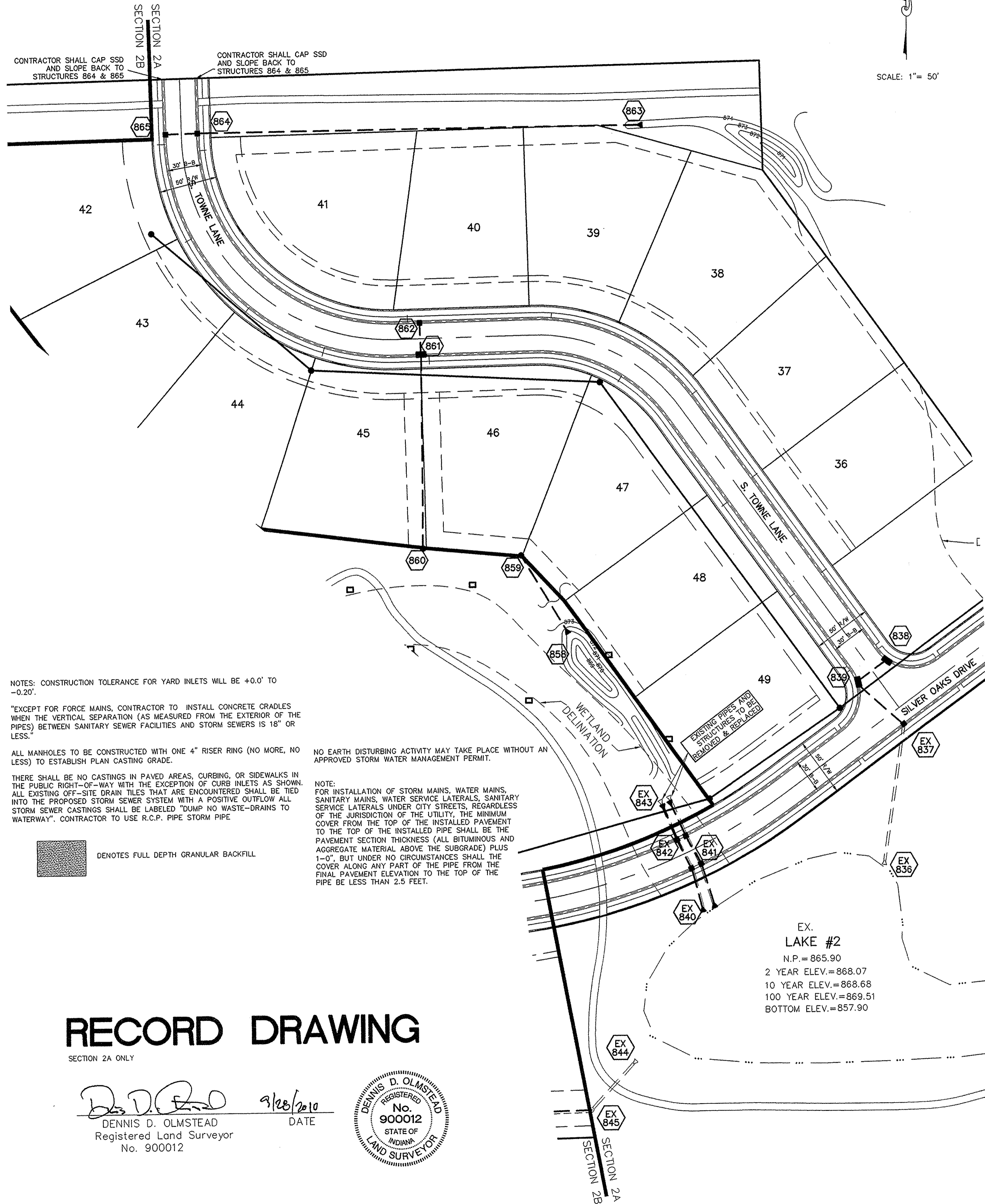
SEAL



INDIANA REGISTRATION NUMBER

10200495

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RECORD DRAWING

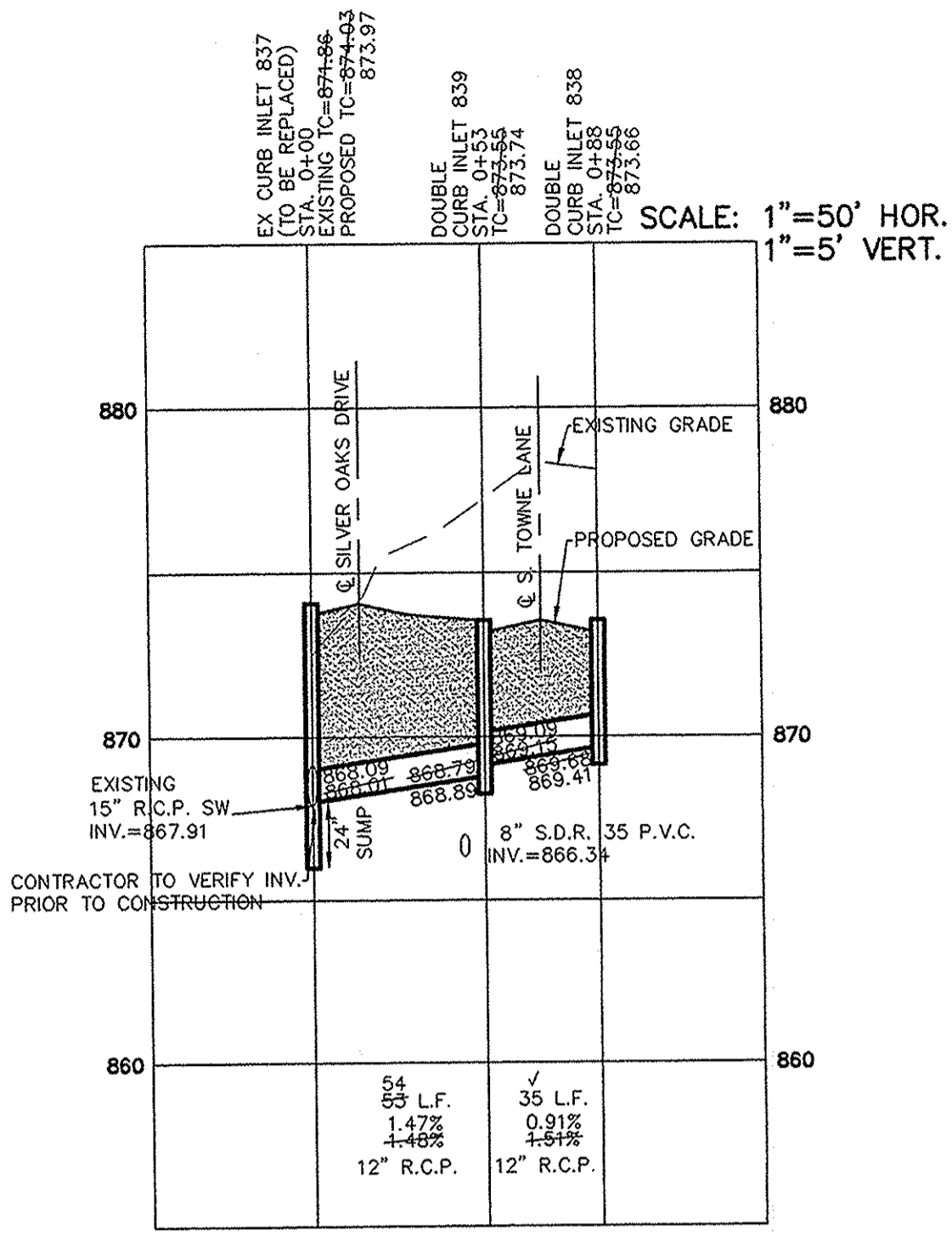
SECTION 2A ONLY

D.D.O.
 DENNIS D. OLMSTEAD
 Registered Land Surveyor
 No. 900012

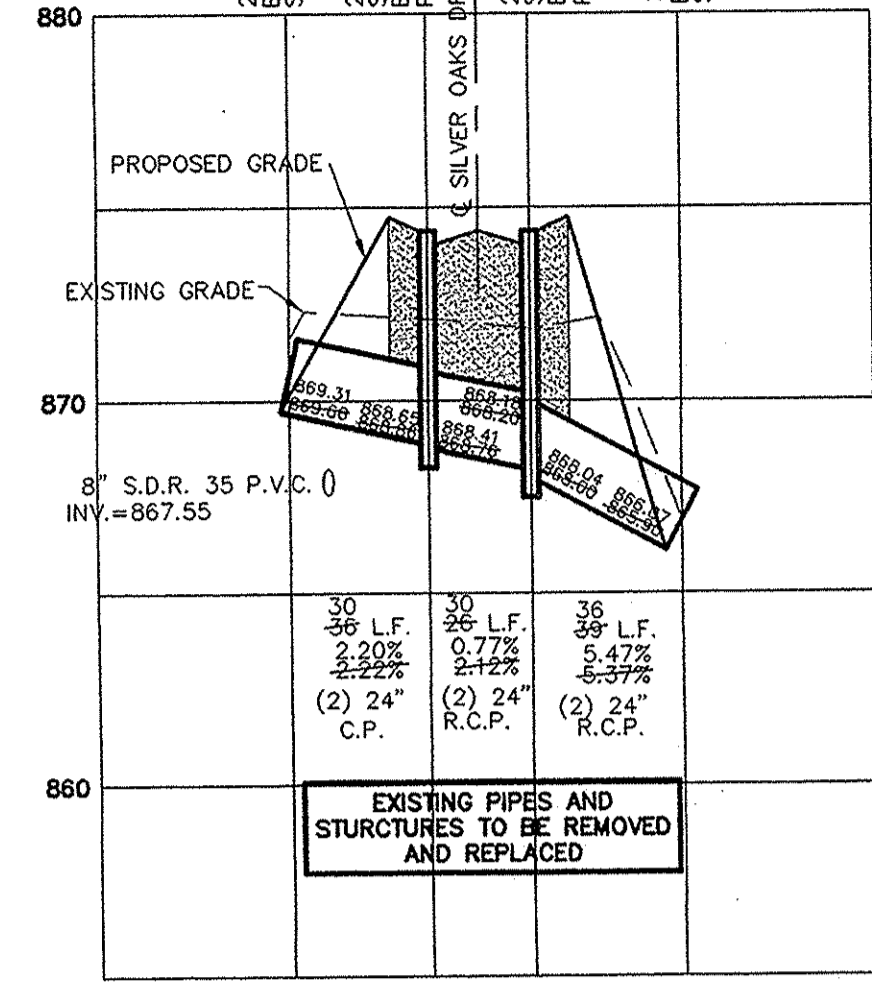
DATE 9/28/2010



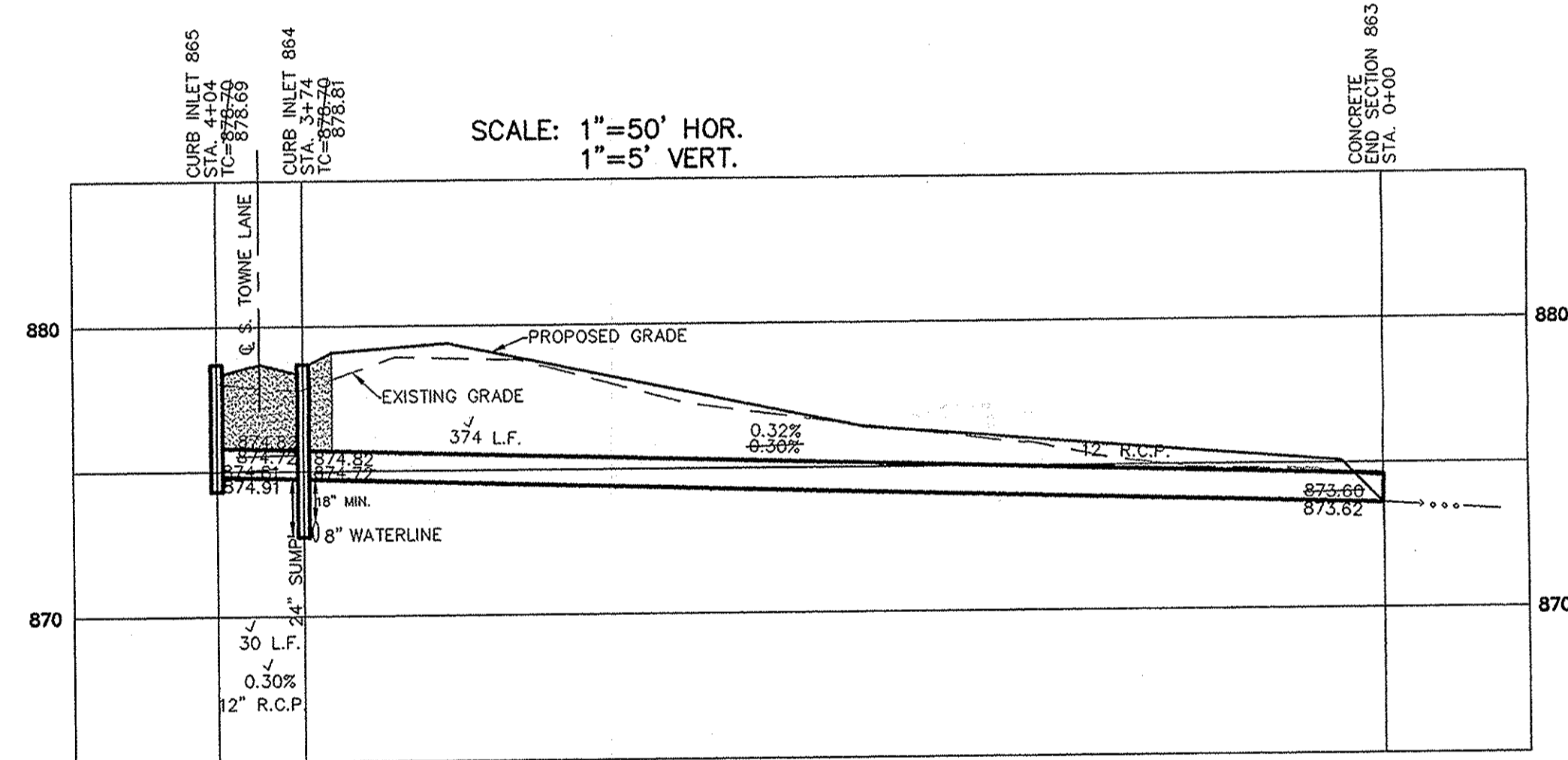
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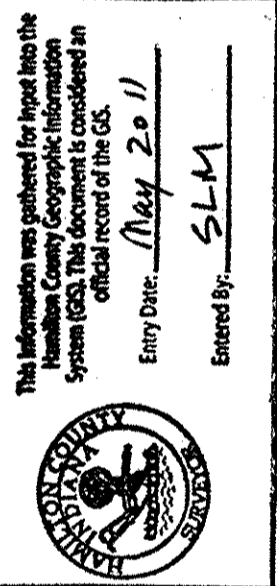
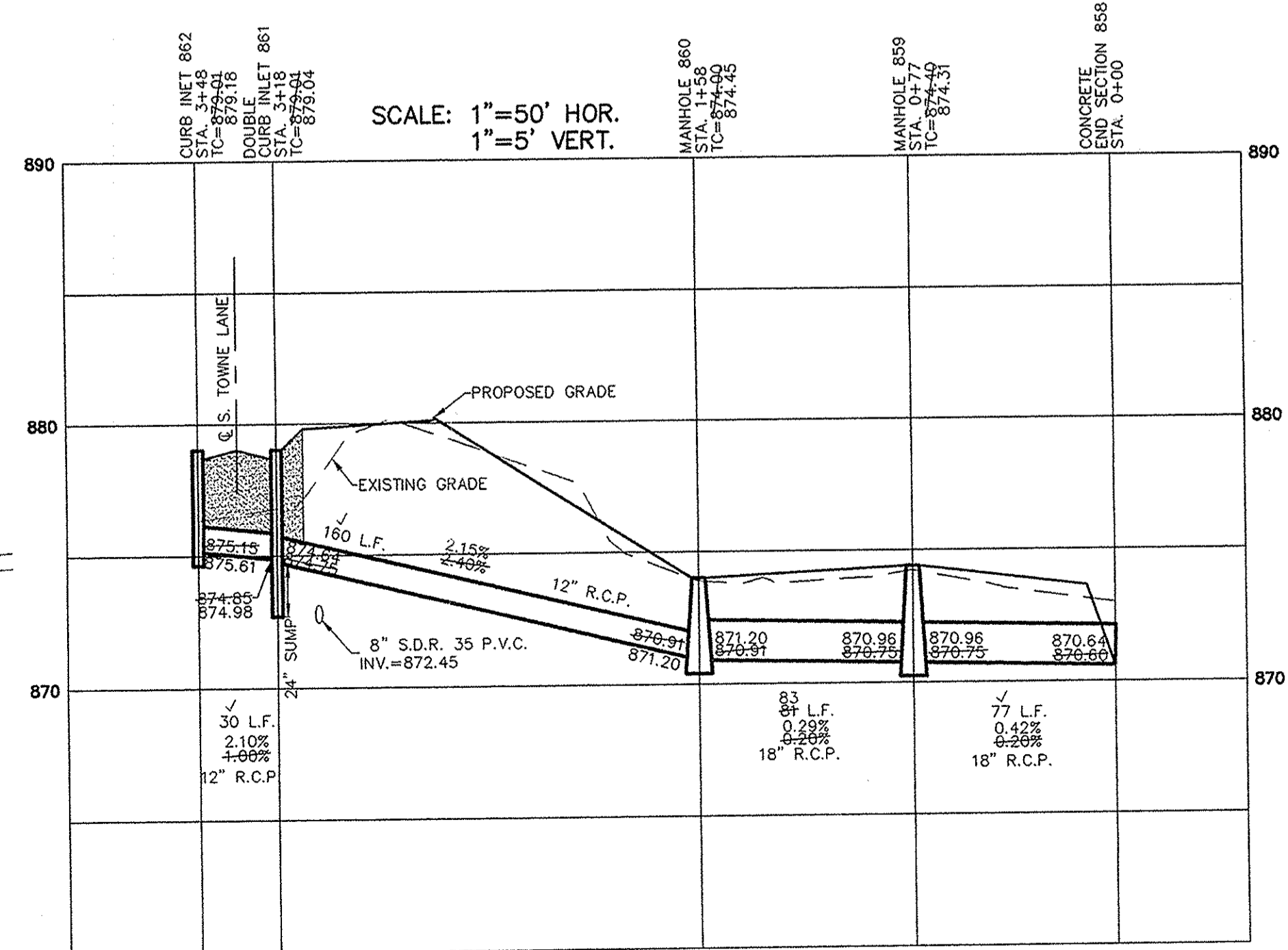
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1" = 5' VERT.



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



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



NO.	DATE	BY	REVISIONS
1	9/27/10	KRC	ASBUILT SECTION 2A
2	6/20/08	BAH	SPLIT PLANS INTO SECTION 2A & 2B
3	7/02/08	MGF	REVISED PER AGENCY COMMENTS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETACEMENT OR ORIGINAL BOUNDARY SURVEY. ALTHOUGH REPORT.

CERTIFIED: 05/15/2008

DATE

MARK

JAMES G. RINEHART, P.E.
 No. 10200495
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

STOPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 East 108th Street, Fishers, IN 46038-2505
 Phone: (317) 849-3935 Fax: (317) 849-5942
 Toll Free: (800) 728-8917

SECTION 2A
 STORM PLAN & PROFILES
 CAMDEN WALK
 SECTION TWO

HAMILTON COUNTY, INDIANA

CARMI

GRABBY: MGF
 CHECKED BY: BAH

SHEET NO. C600

S & A JOB NO. 2916062