



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.

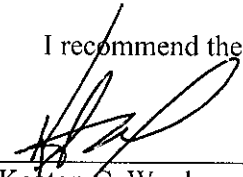
To gain a proper outlet for this site, the developer will need to reconstruct a portion of the J.W. Brendel – Shelborne Park Section 1 Arm. The reconstruction will involve removing and reinstalling, at a lower slope, the section of pipe from structure 828 to 828A of the Shelborne Park Section 1 Arm which 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

FINDINGS AND ORDER

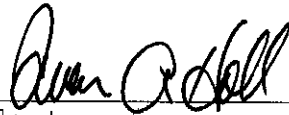
CONCERNING THE MAINTENANCE OF THE

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.

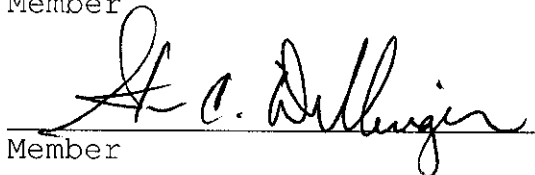
HAMILTON COUNTY DRAINAGE BOARD



\_\_\_\_\_  
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.

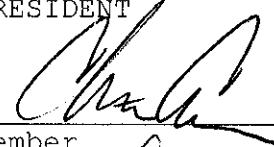
The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

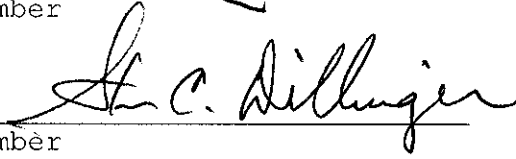
Wherefore, it is ORDERED, that the proposed Reconstruction of the **J. W. Brendle Drain, Stanford Park Section 1 Arm** be and is hereby declared established.

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



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:

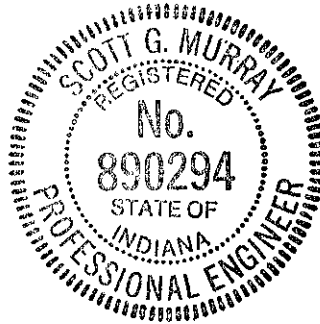
The following represents the Engineer's Estimate for the costs of improvements for the above referenced project. The estimate is as follows:

	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



BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF  
***J. W. Brendle Drain, Stanford Park Section 1 Arm***

NOTICE

To Whom It May Concern and: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **J. W. Brendle Drain, Stanford Park Section 1 Arm** on **January 24, 2005** at **9:15 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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF THE

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

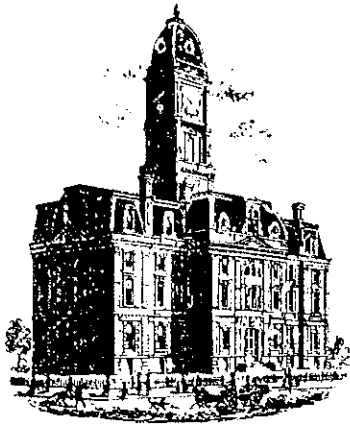
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **January 24, 2005** 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: Lynette Mosbaugh

ONE TIME ONLY



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*

**To: Hamilton County Drainage Board**

**February 9, 2007**

**Re: JW Brendle Drain: Stanford Park Sec. 1**

Attached are as-builts, certificate of completion & compliance, and other information for Stanford Park Section 1. 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 December 2, 2004. The report was approved by the Board at the hearing held January 24, 2005. (See Drainage Board Minutes Book 8, Pages 156-158) The changes are as follows:

<b>Structure:</b>	<b>Length:</b>	<b>Size</b>	<b>Material:</b>	<b>Up Invert:</b>	<b>Dn Invert</b>	<b>Grade:</b>	<b>Changes(ft):</b>
110-111	30	12	RCP	911.22	911.16	0.2	
111-112	59	15	RCP	911.16	910.92	0.41	1
112-113	36	15	RCP	910.92	910.71	0.58	
113-114	114	15	RCP	910.71	910.34	0.32	-1
114-115	216	15	RCP	910.34	909.79	0.25	2
115-116	112	18	RCP	909.79	909.45	0.3	-2
106-107	43	21	RCP	909.45	909.29	0.37	1
107-108	131	24	RCP	909.29	908.89	0.31	1
108-109	83	24	RCP	908.89	908.72	0.2	-2
100-100A	95	12	RCP	911.58	911.2	0.4	1
100A-101	168	12	RCP	911.2	910.67	0.32	1
101-102	121	15	RCP	910.67	910.47	0.17	1
102-103	107	15	RCP	910.47	910.3	0.16	3
103-104	25	18	RCP	910.3	910.16	0.56	-1
104-105	34	18	RCP	910.16	909.95	0.62	
105-106	115	18	RCP	909.95	909.45	0.43	-1
103A-103	30	12	RCP	910.43	910.3	0.43	
149-150	112	12	RCP	910.09	909.8	0.26	
150-151	42	18	RCP	909.8	909.7	0.24	
151-152	131	21	RCP	909.7	909.3	0.31	1
152-153	84	21	RCP	909.3	908.88	0.5	-2
144-145	234	12	RCP	911.91	910.91	0.43	-3

145-146	115	12	RCP	910.91	910.19	0.62	
146-147	64	12	RCP	910.19	909.9	0.45	2
147-148	193	12	RCP	909.9	908.98	0.48	-5
143B-143A	36	12	RCP	915.95	915.33	1.72	
143A-143	39	12	RCP	915.33	915.13	0.51	2
216-143	304	24	RCP	908.93	908.75	0.06	4
143-157	283	24	RCP	908.75	908.49	0.09	-5
157-161	179	24	RCP	908.49	908.27	0.12	1
161-165	200	24	RCP	908.27	908.08	0.1	-2
165-171	196	24	RCP	908.08	97.76	0.16	1
141-142	30	12	RCP	913.6	913.34	0.87	
142-143	125	12	RCP	913.34	912.07	1.02	2
158-159	120	12	RCP	913.05	912.45	0.5	
159-160	36	12	RCP	912.45	912.12	0.91	
160-161	181	12	RCP	912.12	909.35	1.53	1
183-184	105	12	RCP	910.26	909.9	0.34	
184-185	30	18	RCP	909.9	909.69	0.7	-2
185-178	131	21	RCP	909.69	908.86	0.63	-1
178-179	103	24	RCP	908.86	908.65	0.2	
179-180	36	24	RCP	908.65	908.49	0.44	
180-180A	95	24	RCP	908.49	908.15	0.36	
180A-181	125	24	RCP	908.15	907.56	0.47	
182-176	269	12	RCP	912.27	910.41	0.69	-1
176-177	225	21	RCP	910.41	909.69	0.32	-3
177-178	191	24	RCP	909.69	908.86	0.43	1
173-174A	191	18	RCP	911.22	910.82	0.21	-2
174A-174	39	18	RCP	910.82	910.74	0.7	
174-175	36	18	RCP	910.74	910.67	0.19	
175-175A	37	21	RCP	910.67	910.51	0.43	1
175A-176	48	21	RCP	910.51	910.41	0.21	
187-188	93	12	RCP	911.18	910.63	0.59	
188-189	36	15	RCP	910.63	910.21	1.17	
189-177	76	15	RCP	910.21	909.69	0.68	2
192-193	35	12	RCP	913.42	912.85	1.63	-1
193-194	131	12	RCP	912.85	907.32	4.22	-2
191-180	121	12	RCP	910.9	910.22	0.56	-1
170-201	208	30	RCP	907.6	907.36	0.12	
214-215	97	18	RCP	907.63	907.53	0.1	
215-828	113	24	RCP	907.53	907.28	0.22	

**6" SSD Streets:**

Modesto	301
Stanford	1156
Burlingame	643
Palo Alto	405
Windy Knoll	1858
Cardinal	665
x2	

**Total:** 10,056

**RCP Pipe Totals:**

12	2362
15	765
18	721
21	699
24	2039
30	208

**Total:** 6794

The length of the drain due to the changes described above is now **16,850 feet**.

The non-enforcement was approved by the Board at its meeting on January 24, 2005 and recorded under instrument #200500005638.

The following sureties were guaranteed by Lexon Insurance Company and released by the Board on its January 24, 2005 meeting.

**Bond-LC No:** 1009217

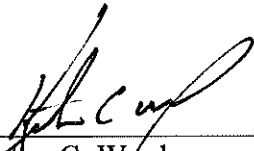
**Insured For:** Storm Sewers, Erosion Control, SSD & Monuments

**Amount:** \$342,200.00

**Issue Date:** July 19, 2004

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

Sincerely,



---

Kenton C. Ward,  
Hamilton County Surveyor

KCW/slm

**CERTIFICATE OF COMPLETION AND COMPLIANCE**

To: Hamilton County Surveyor

Re: Stanford Park, Section 1

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.

Signature: Jeffery W. Darling Date: September 1, 2005

Type or Print Name: Jeffery W. Darling

Business Address: Stoepelwerth & Associates, Inc.

9940 Allisonville Road, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

900017



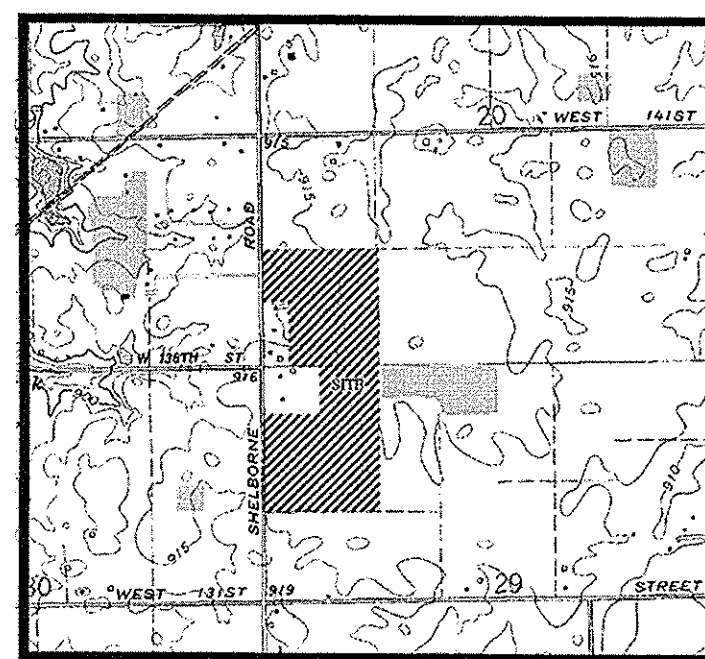
FILED  
 2005 SEP 1  
 HAMILTON COUNTY, INDIANA  
 CLERK OF SUPERIOR COURT



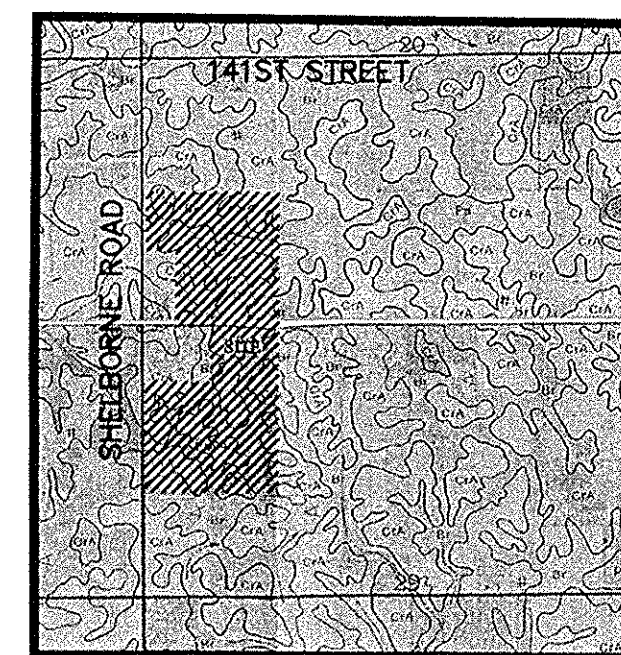
# STANFORD PARK

## SECTION 1

Developed by:  
 PLATINUM PROPERTIES L.L.C.  
 9551 DELEGATES ROW  
 INDIANAPOLIS, INDIANA 46240  
 Phone: (317)-818-2900  
 Fax: (317)-818-2910  
 CONTACT: DOUG ELMORE

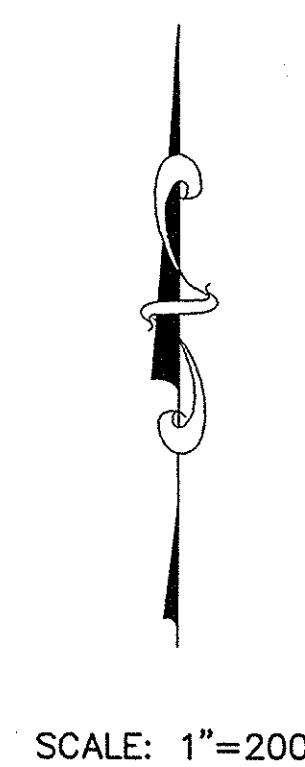
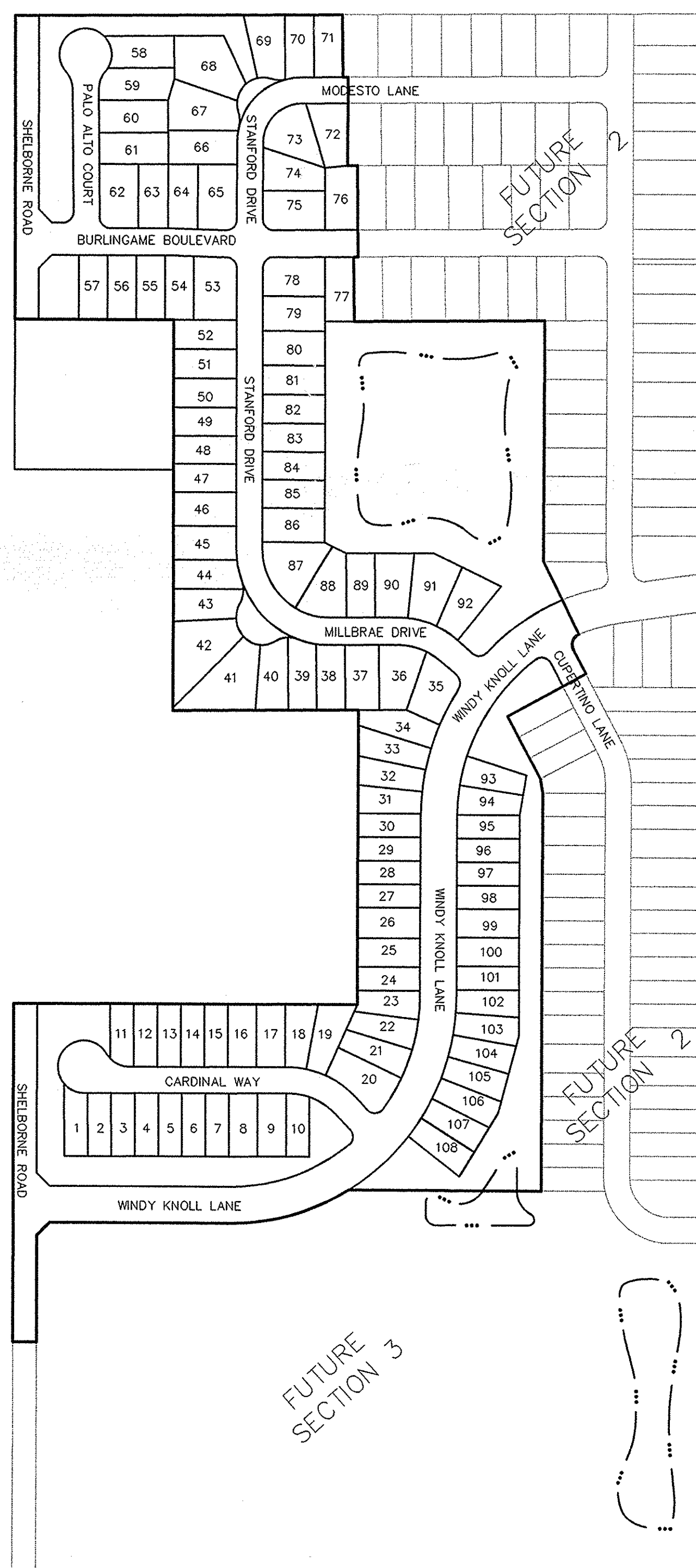


VICINITY MAP  
NOT TO SCALE



SOILS MAP  
NOT TO SCALE

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY
C200-C203	SITE DEVELOPMENT PLAN / FUTURE SITE DEVELOPMENT PLAN
C300-C301	STORMWATER POLLUTION & PREVENTION PLAN & SPECS
C400-C407	STREET PLAN & PROFILES / ENTRANCE PLAN & INTERSECTION DETAILS / TRAFFIC CONTROL / TRAFFIC MAINTENANCE / TRAFFIC DETAILS
C500-C503	SANITARY SEWER PLAN & PROFILES
C600-C603	STORM SEWER PLAN & PROFILES / OFFSITE DRAINAGE PLAN
C700-C702	WATER PLANS
C800-C804	CONSTRUCTION DETAILS SANITARY STORM STREET LANDSCAPE PLANS



SCALE: 1"=200'

**SOILS MAP**

MmA Miami silt loam, 0-2 % slopes- This nearly level, deep, well drained soil is on slight rises on uplands. Permeability is moderate in the subsoil and the substratum. Available water capacity is high. The main soil features that adversely affect engineering uses of this soil are moderate potential for frost action, moderate permeability, and moderate shrink-swell potential. This soil has severe limitations for local roads and streets. The base material needs to be strengthened with suitable material.

OA Crosby silt loam, 0-3 percent slopes- This soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20-40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Brookston silty clay loam- This soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

MmB2 Miami silt loam, 2-6 percent slopes- This soil is light colored, silty in texture and on sloping uplands. It is deep and well drained with moderate permeability. It has moderate available water for plant growth and a medium organic matter content. It has compact till starting at a depth between 20-40 inches. The main soil features that adversely affect urban development uses are moderate potential frost action, moderate shrink-swell potential, moderately slow permeability, low strength and erosion during construction.

MmC2 Miami clay loam, 6-12 % sloped severely eroded- This moderately sloping, deep well draining soil is on knolls and breaks along streams and drainage ways on uplands. Permeability is moderate in the subsoil and moderately slow in the substratum. This soil is suitable for urban development. The main soil features that adversely affect the engineering uses of this soil are moderate potential frost action, moderate shrink-swell potential, and moderately slow permeability. The hazard of erosion is high during construction.

Fx3 Fax loam, 6 to 18 % slopes, severely eroded- This moderate sloping, well-drained soil is on side slopes adjacent to drainage ways on terraces and in downslope areas on uplands. It is moderately deep over sand and gravelly sand. Permeability is moderate in the subsoil and rapid in the underlying material. Available water capacity is low. This soil has moderate limitations for urban development (Group). Features that adversely affect engineering uses of this soil are moderate frost action, moderate shrink-swell potential, moderate permeability in the subsoil and very rapid permeability in the under lying material. Topsoil should be stockpiled for use in exposed areas.

Wc Westland silty clay loam - This nearly level, deep, very poorly drained soil is in depressions, swales, and narrow drainage ways on outwash plains. Runoff from higher adjacent soils is ponded on this soil. Permeability is slow. The water table is commonly at the surface or is at a depth of less than one foot in winter and early spring. Available water capacity is high. Surface runoff is ponded or is very slow. The main soil features that adversely affect engineering uses of this soil are a seasonal high water table, high potential frost action, moderate shrink-swell potential, and slow permeability. The base material for roads needs to be replaced or strengthened with suitable material.

OA4 Oakley silt loam, 0-2 % slopes- This nearly level, deep well drained soil is mainly on broad terraces. Permeability and available water capacity is moderate. This soil is suitable for urban development. Features that adversely affect engineering uses of this soil are moderate frost action, moderate shrink-swell potential, moderate permeability in the subsoil and very rapid permeability in the under lying material.

OA2 Oakley silt loam, 2-6 % slope, eroded- This gently sloping, deep well drained soil is mainly on broad terraces. Permeability and available water capacity is moderate. This soil is suitable for urban development. Features that adversely affect engineering uses of this soil are moderate frost action, moderate shrink-swell potential, moderate permeability in the subsoil and very rapid permeability in the under lying material. This soil has severe limitations for local roads because of low strength. The base material of roads needs to be strengthened with suitable material.

**SECTION 1  
DESIGN DATA**

108 LOTS = 3.13 LOTS/ACRE  
 34,512 AC.

WINDY KNOLL LANE 1868.19 L.F.  
 CARDINAL WAY 675.31 L.F.  
 CUPERTINO LANE 106.84 L.F.  
 MILLBRAE DRIVE, STANFORD DRIVE & 1587.85 L.F.  
 MODESTO LANE  
 BURLINGAME BOULEVARD 657.49 L.F.  
 PALO ALTO COURT 393.07 L.F.

This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

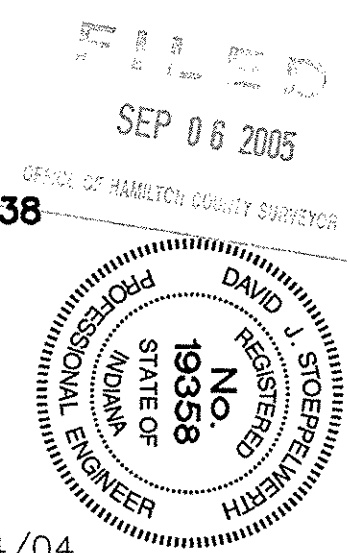
Entry Date: 2-9-07  
 Entered By: SLM

**PLANS PREPARED BY:**

**STOEPPELWERTH & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 9940 ALLISONVILLE ROAD FISHERS, INDIANA 46038  
 PHONE: (317)-849-5935  
 FAX: (317)-849-5942

**PLANS CERTIFIED BY:**

*David J. Stoepfelwerth* 5/4/04  
 DAVID J. STOEPPELWERTH DATE  
 PROFESSIONAL ENGINEER  
 NO. 19358



REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS 6/14/04 BMK
ALL	REVISED PER CARMEL CITY COMMENTS 7/14/04 KMC
C200-C201 C600-C603	REVISED PER CROSSROADS COMMENTS 8/2/04 EEF
ALL	REVISED PER CARMEL CITY COMMENTS 9/29/04 BAH
C200-C201 C600-C603	AS BUILT 9/1/05 RKG



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.

# RECORD DRAWING

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

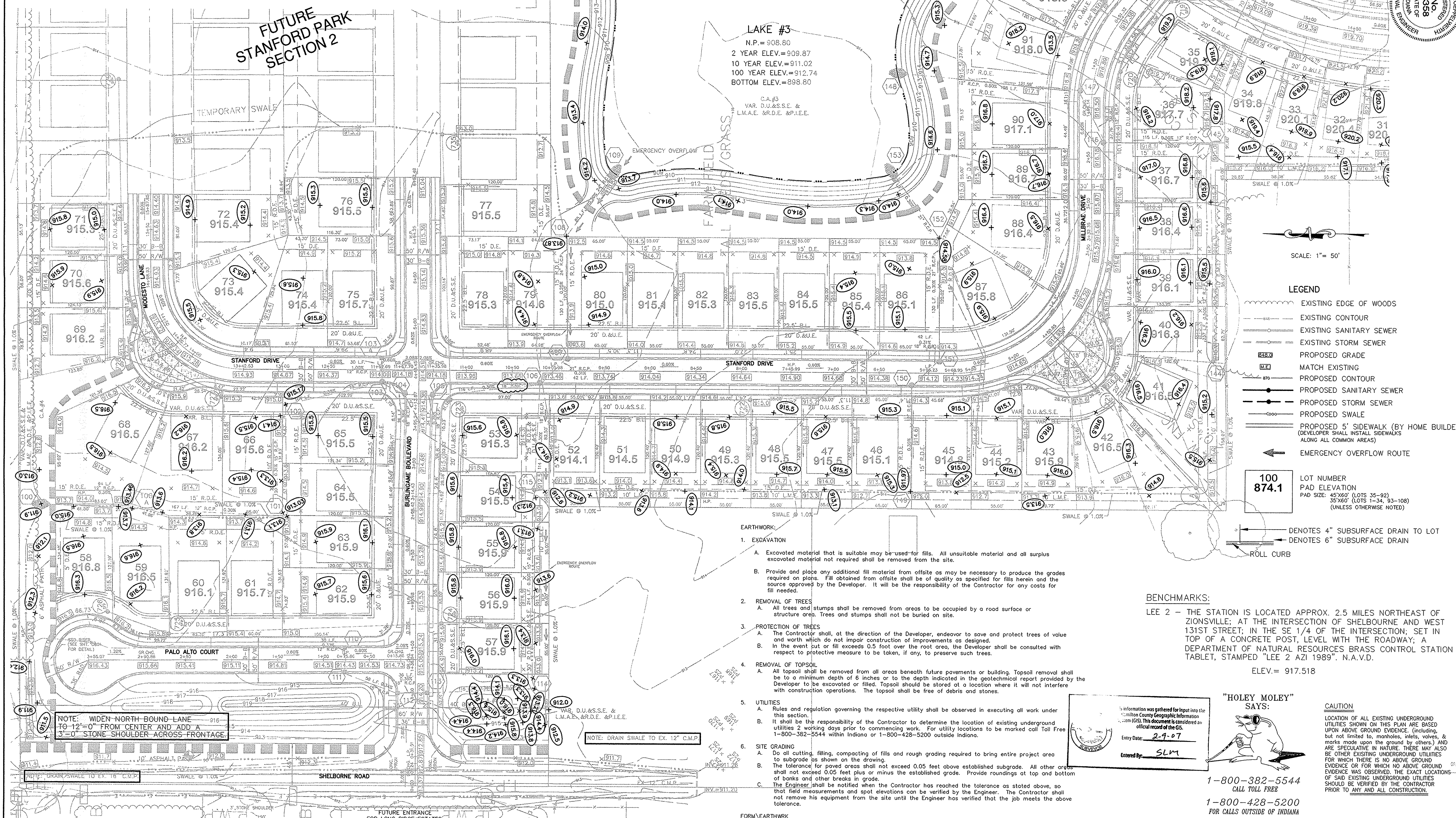
*Jeffrey W. Darling*  
 JEFFREY W. DARLING  
 Registered Land Surveyor  
 No. 900017

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.



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)
  - EMERGENCY OVERFLOW ROUTE

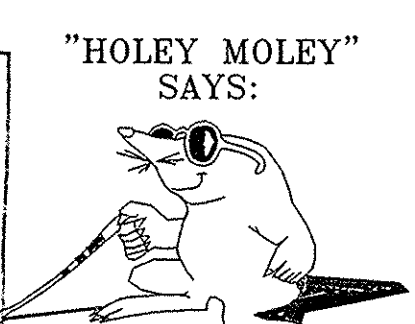
100 874.1  
 LOT NUMBER  
 PAD ELEVATION  
 PAD SIZE: 45'X60' (LOTS 35-92)  
 35'X60' (LOTS 1-34, 93-108)  
 (UNLESS OTHERWISE NOTED)

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. = 917.518

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 Entered By: SLM



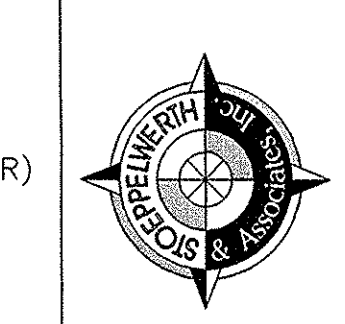
**CAUTION**  
 LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, & marks made upon the ground by others.) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES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

REV	DATE	BY	REVISIONS
AS BUILT			
5/6/05	5/4/04	DAVID J. STAPPELBECH	
5/25/04		DAVID J. STAPPELBECH	
5/25/04		DAVID J. STAPPELBECH	
5/25/04		DAVID J. STAPPELBECH	
5/25/04		DAVID J. STAPPELBECH	
5/25/04		DAVID J. STAPPELBECH	

CERTIFIED: 5/14/04  
 David J. Stappelebech  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 19358  
 STATE OF INDIANA

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



INDIANIA  
 SITE DEVELOPMENT PLAN  
 STANFORD PARK SECTION 1  
 CARVEL  
 SEP 06 2005  
 SHEET NO. C200  
 JOB NO. 4660051



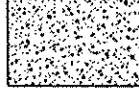




NOTE:  
CONSTRUCTION TOLERANCE FOR YARD INLETS  
WILL BE +0.0' TO -0.02'

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.

 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

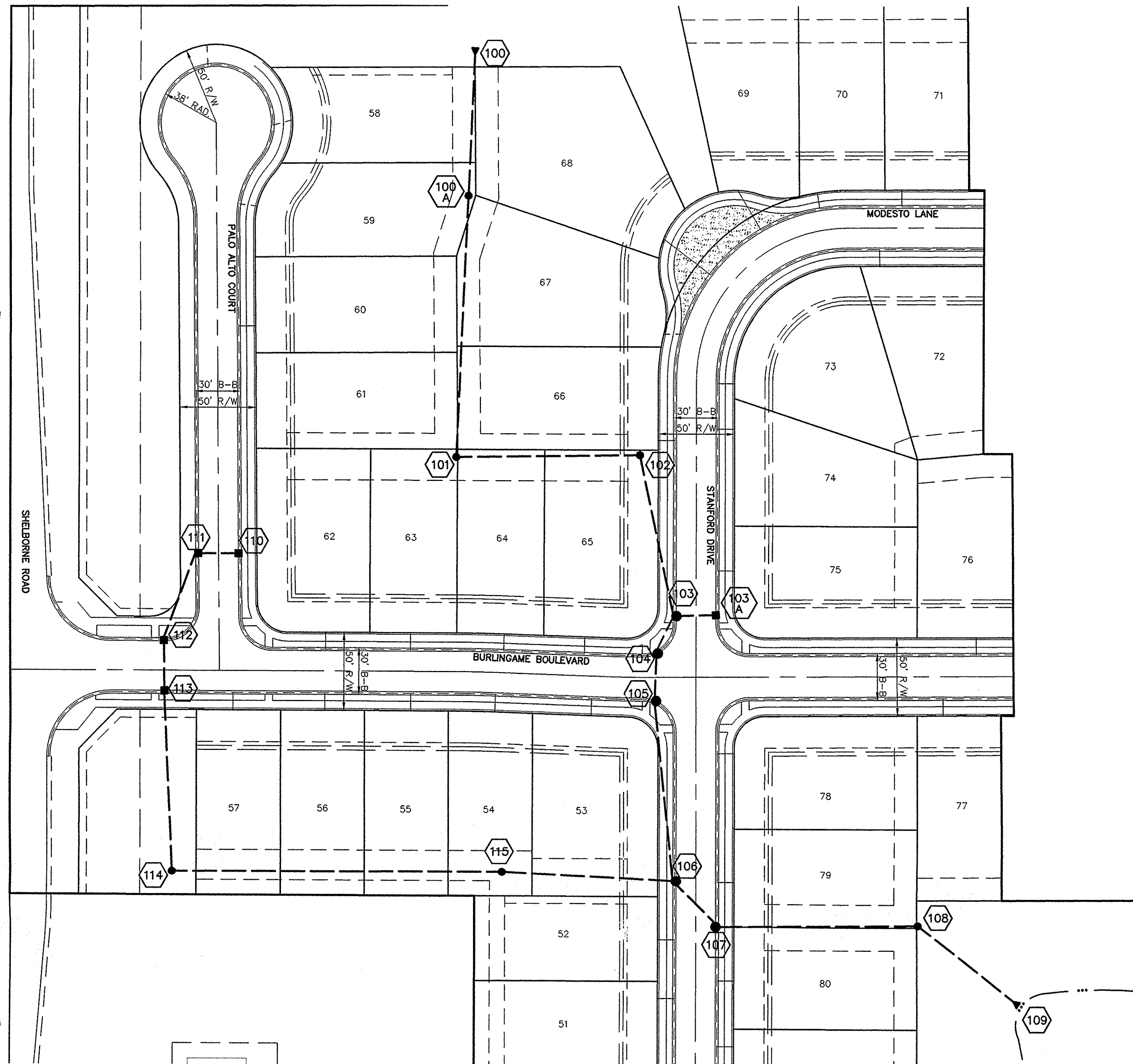
NOTE:  
ALL STORM SEWER CASTINGS SHALL BE LABELED  
"DUMP NO WASTE-DRAINS TO WATERWAY".

CURB INLET TABLE

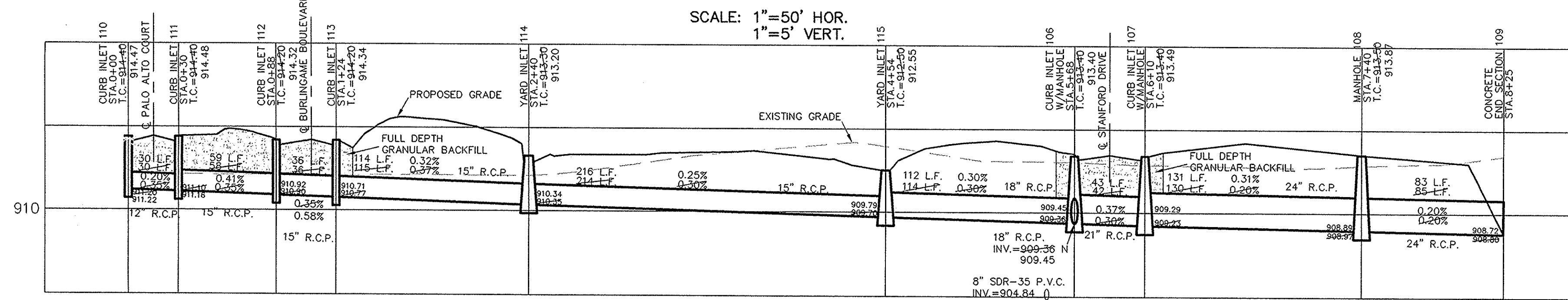
PIPE SIZE	STRUCTURES LESS THAN 48" FROM T/C TO INVERT	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING *R-3501 N	CASTING *3501 TL & TR
12" to 18"	24"x24"		DESIGN APPROVAL	No	Yes	Yes
12" to 21"	30"x30"		DESIGN APPROVAL	No	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

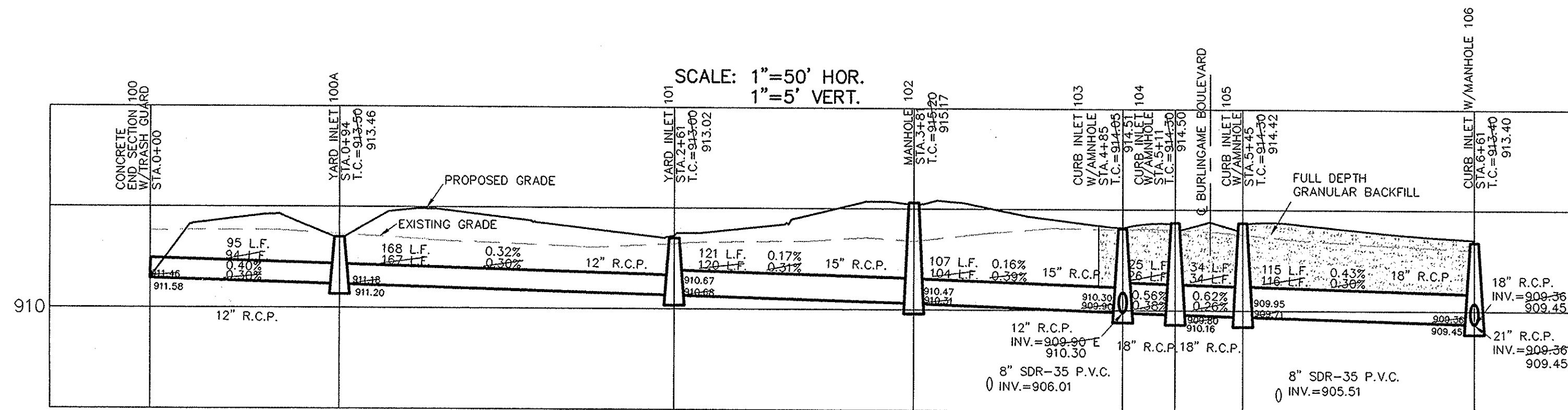
SPECIAL NOTE:  
STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A  
M.H. OR A BOX WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED.  
SPECIAL NOTE:  
STRUCTURES WILL BE DESIGNED FOR MAXIMUM FLOW IN PIPES  
SPECIAL NOTE:  
COUNTY MAY REQUIRE STEPS TO BE INSTALLED AFTER  
STRUCTURE IS SET, TO IMPROVE ACCESS.



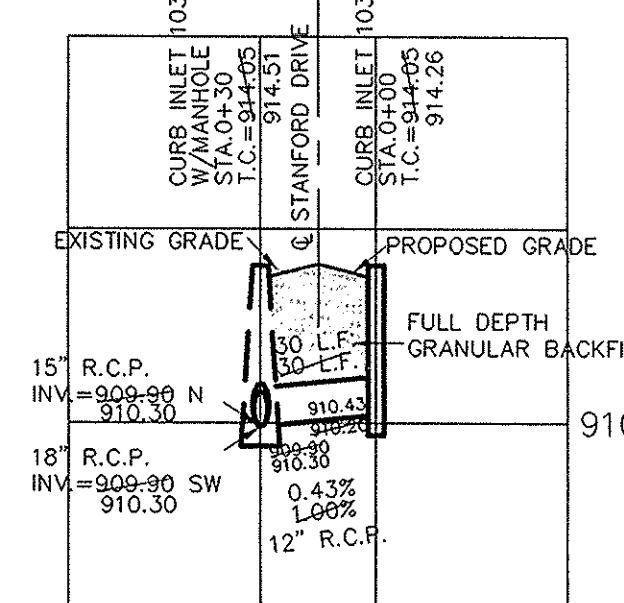
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1"=5' VERT.



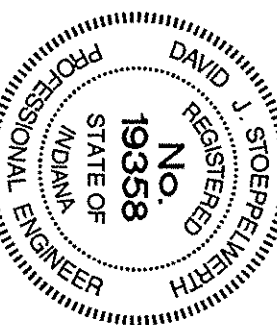
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1"=5' VERT.



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



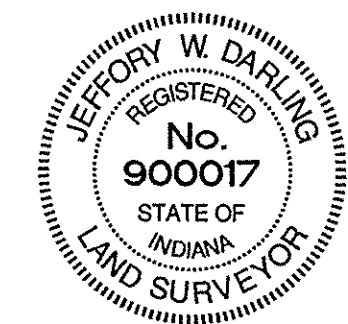
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Entered By: SLM



SCALE: 1"= 50'

RECORD DRAWING

*Jeffery W. Darling*  
JEFFERY W. DARLING  
Registered Land Surveyor  
No. 900017  
DATE: 9/1/05



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  
STORM SEWER PLAN & PROFILE  
STANFORD PARK  
SECTION 1  
CARMEL  
SHEET NO.  
C600  
JOB NO. 46600S1



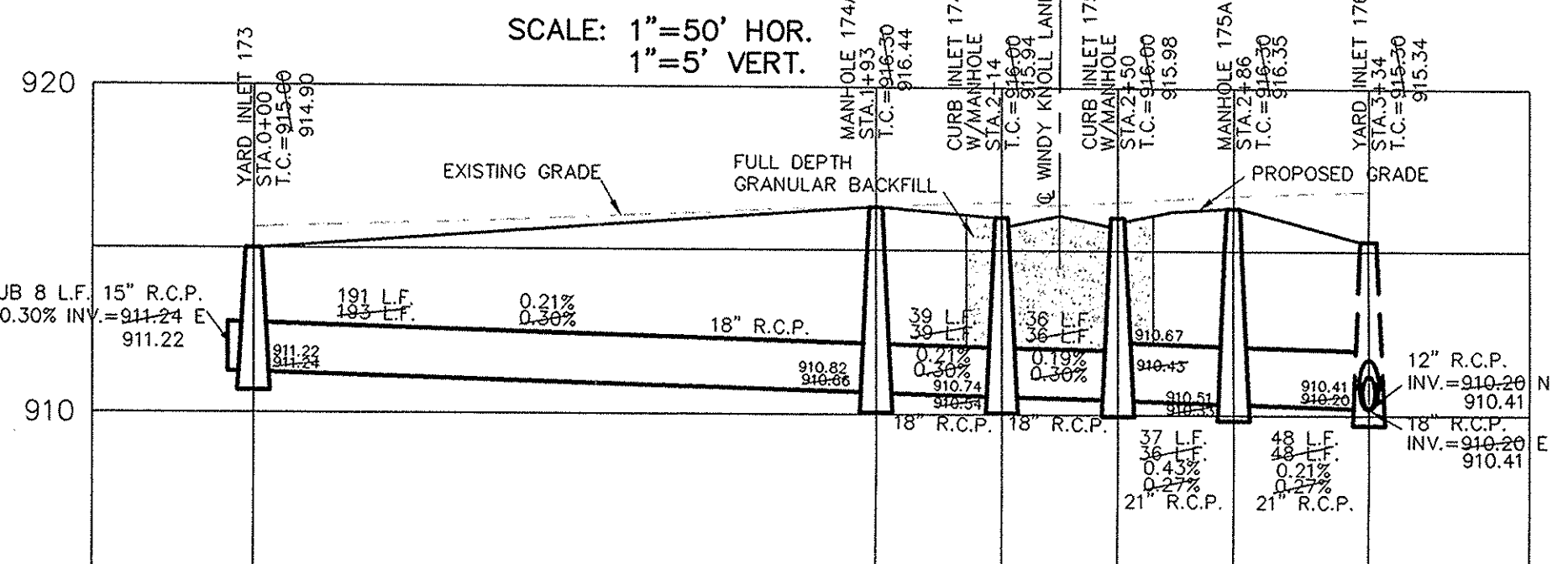
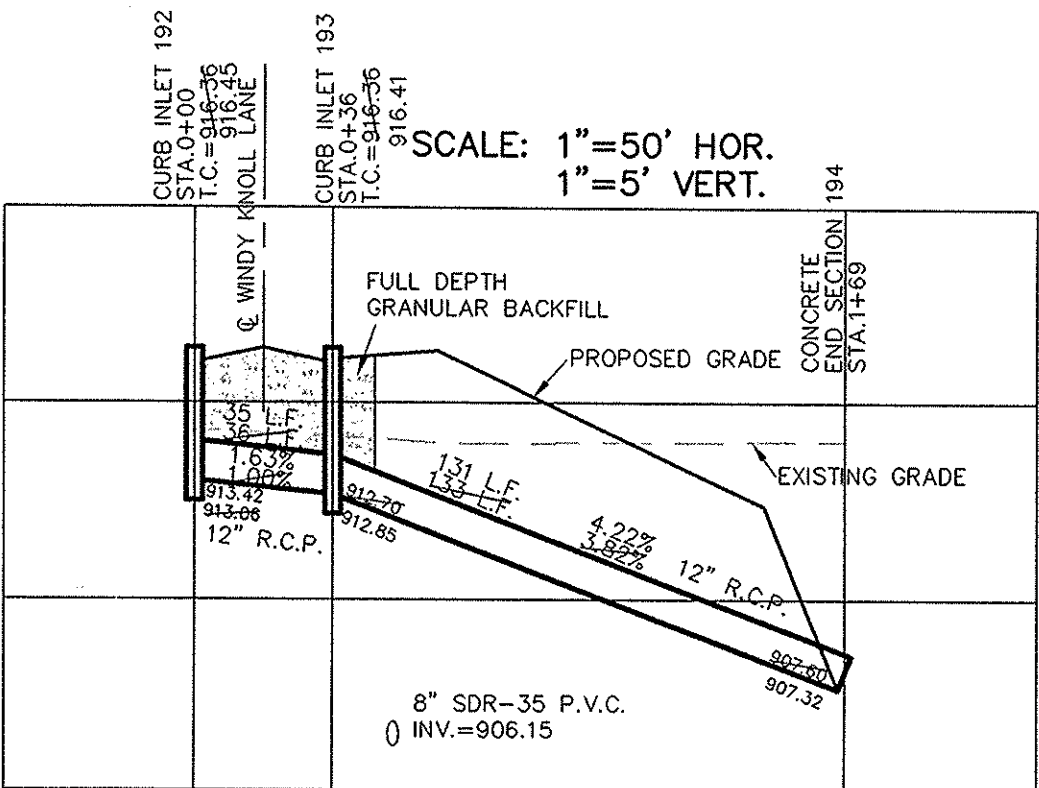
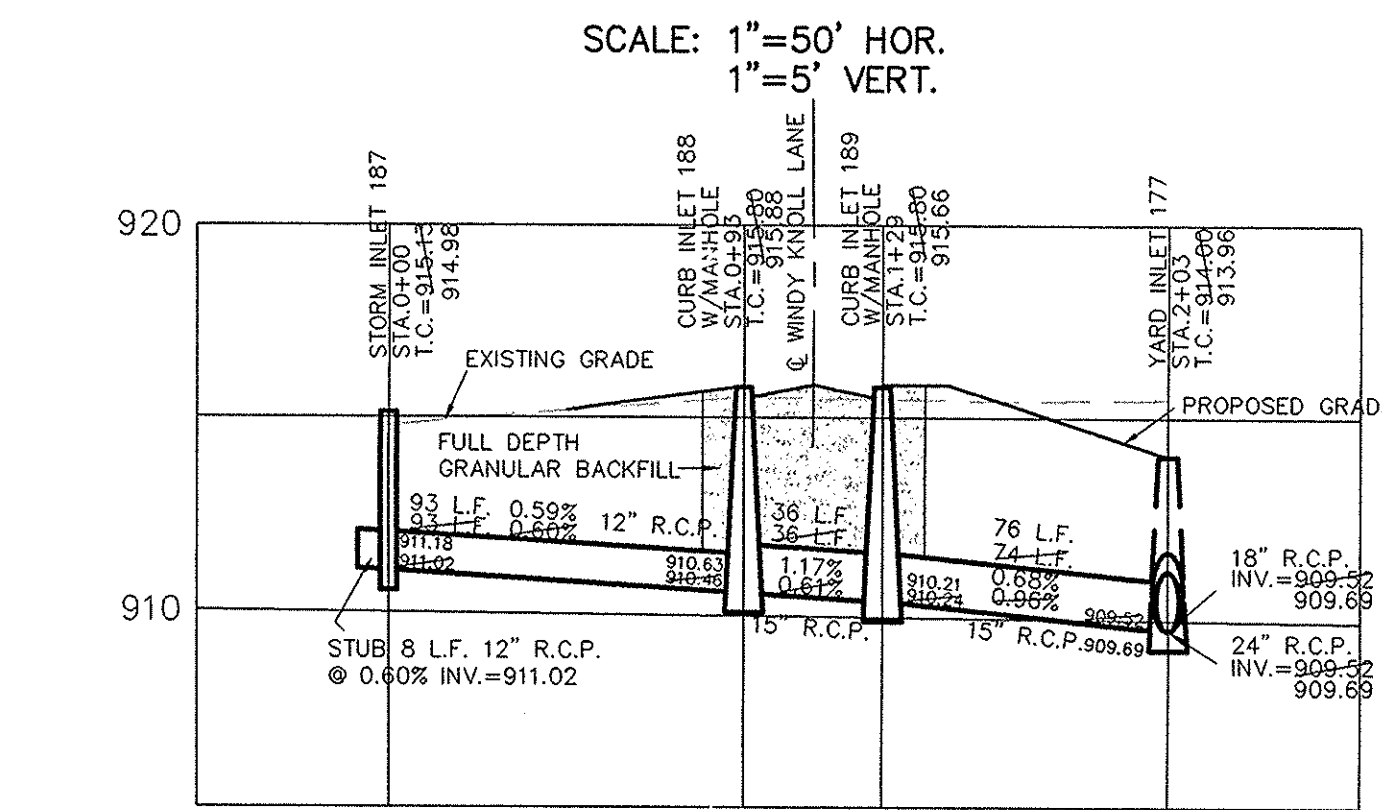
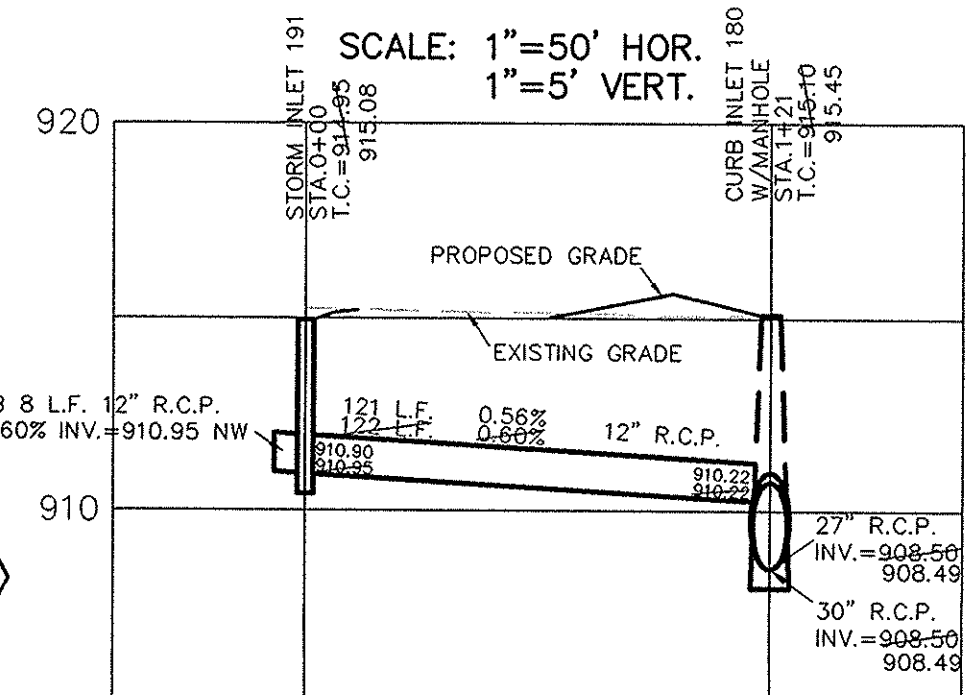
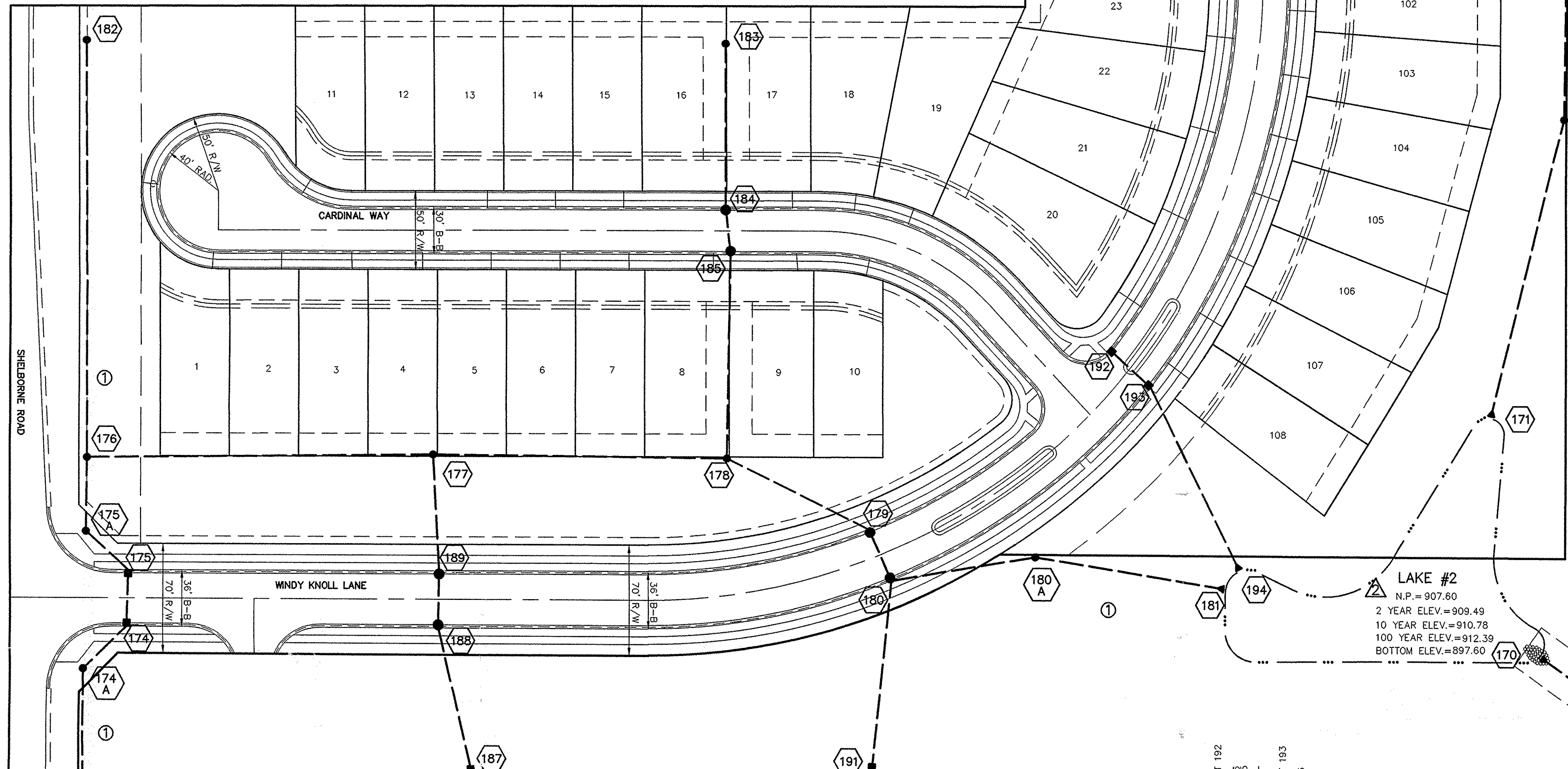




# RECORD DRAWING

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

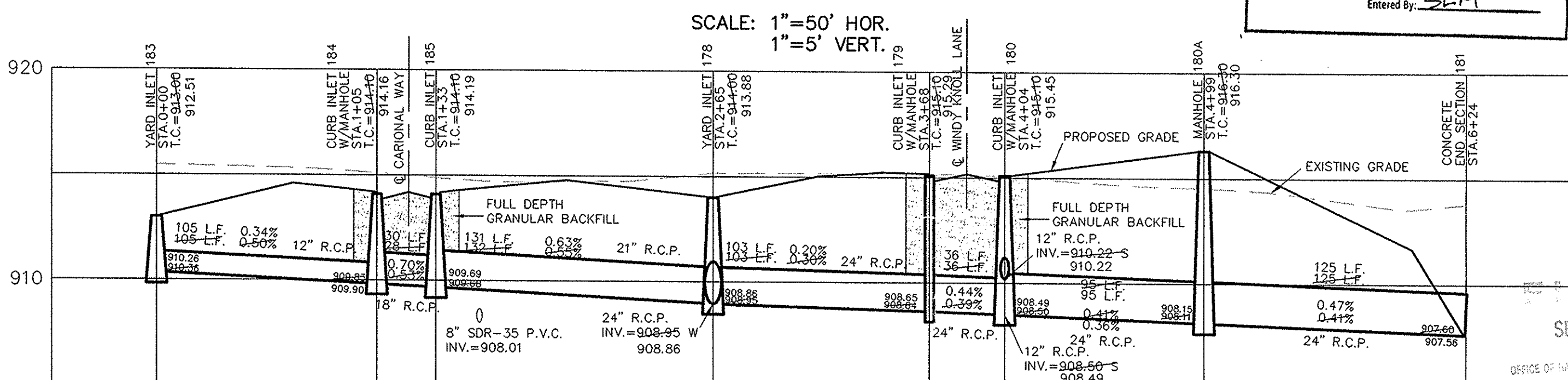
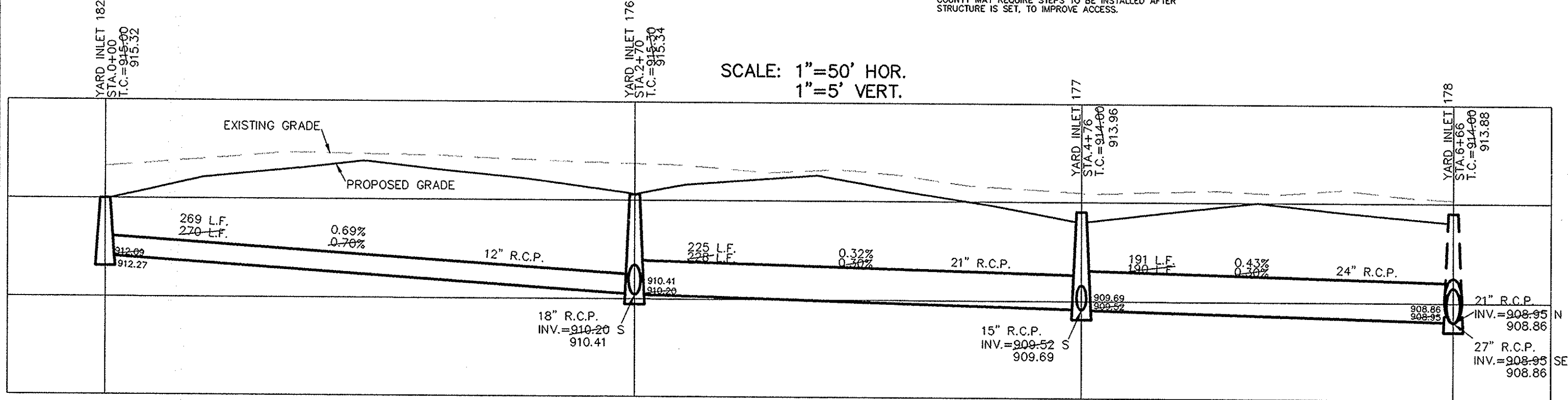
9/1/05  
 DATE



**CURB INLET TABLE**

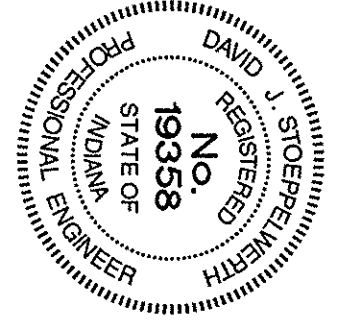
PIPE SIZE	STRUCTURES LESS THAN 48" FROM T/C TO INVERT	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING #R-3501 N	CASTING #3501 TL & TR
12" to 18"	24"x24"		DESIGN APPROVAL	No	Yes	Yes
12" to 21"	30"x30"		DESIGN APPROVAL	No	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 MH, 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 -0.02'  
 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-DRAINS TO WATERWAY".



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 Entry Date: 2-9-07  
 Entered By: SLM

CERTIFIED: 5/4/04  
 David J. Stappeler  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 (317) 849-5935 1-800-728-6917 FAX: (317) 849-5942  
 INDIANA  
 FISHERS  
**STORM SEWER PLAN & PROFILE**  
**STANFORD PARK**  
**SECTION 1**  
 INDIANA  
 CARMEL  
 SHEET NO.  
**C602**  
 JOB NO. 46600S1



# RECORD DRAWING

*Jeffrey W. Darling*  
 JEFFREY W. DARLING  
 Registered Land Surveyor  
 No. 900017

9/1/05  
 DATE



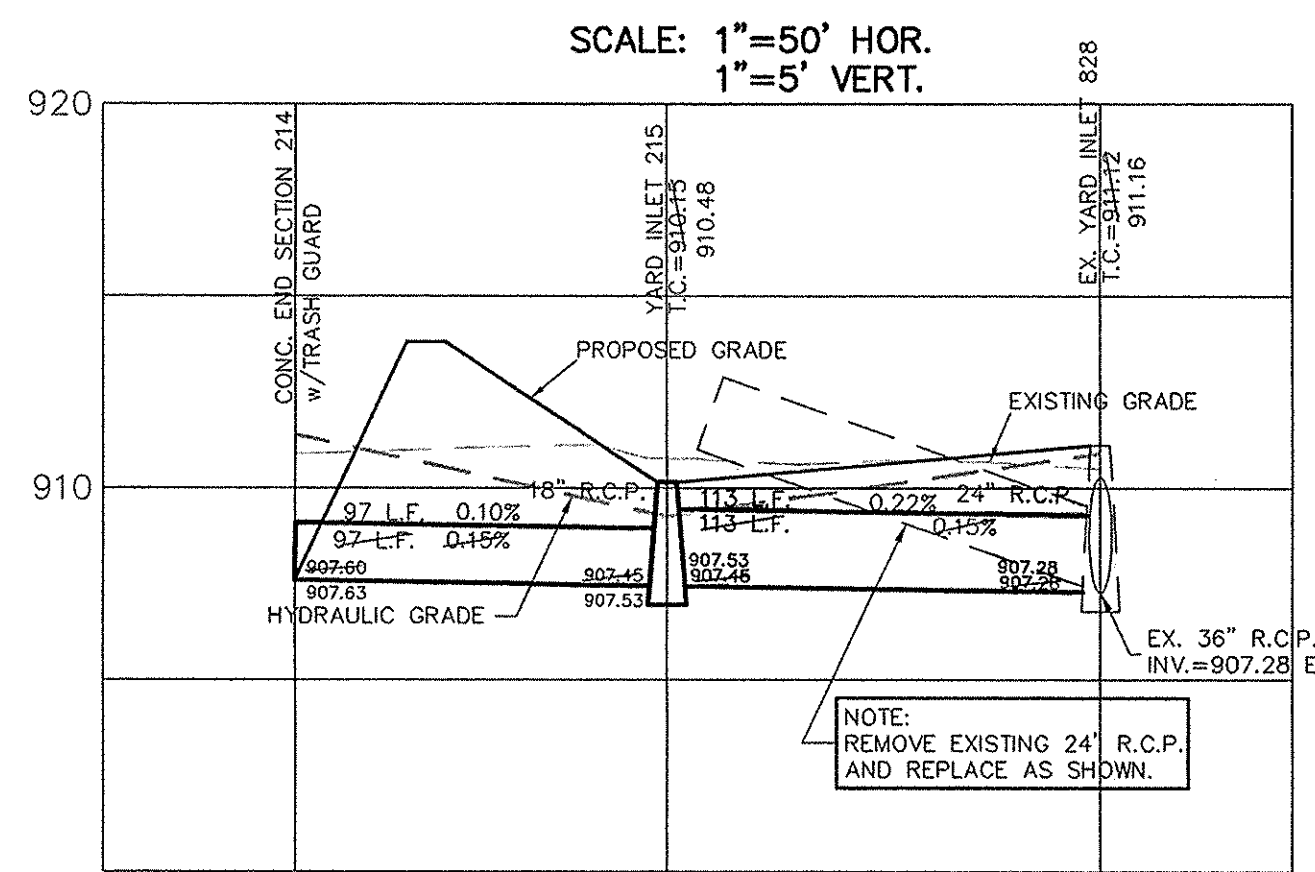
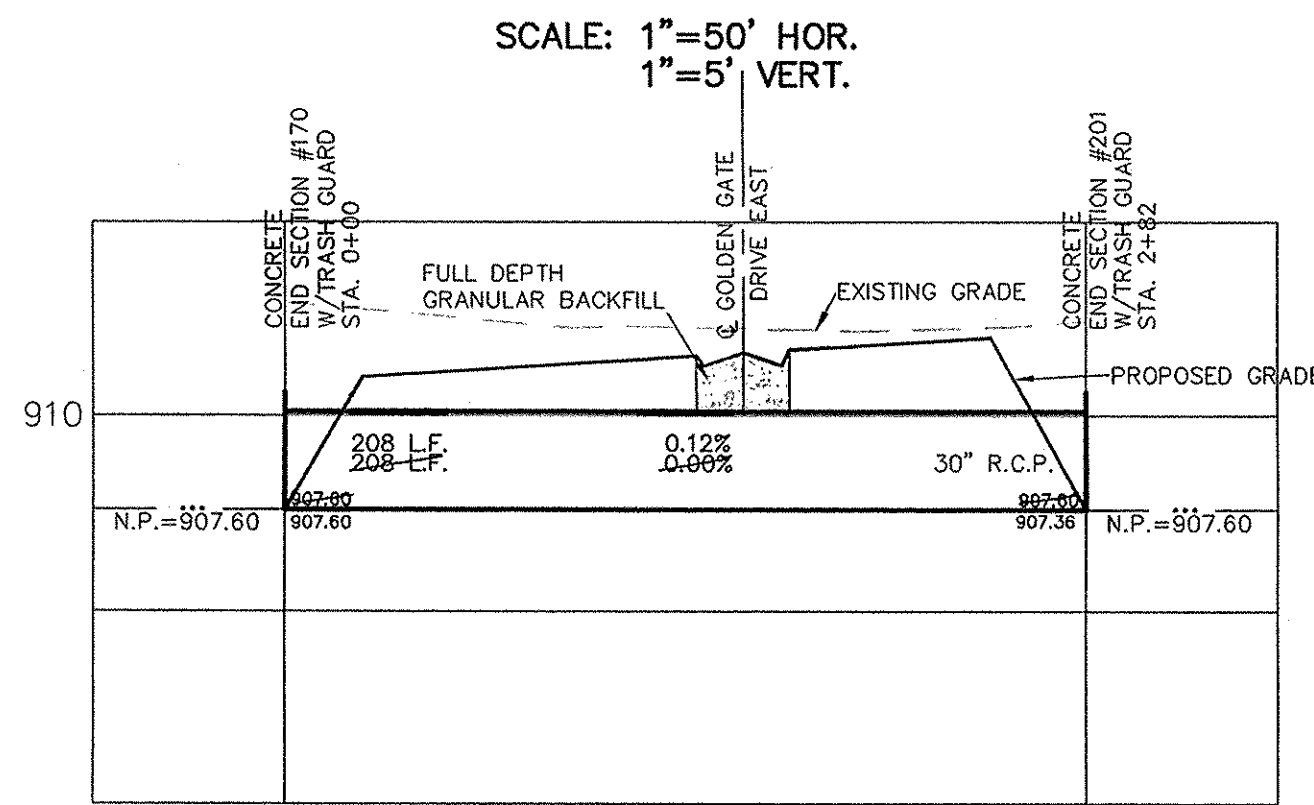
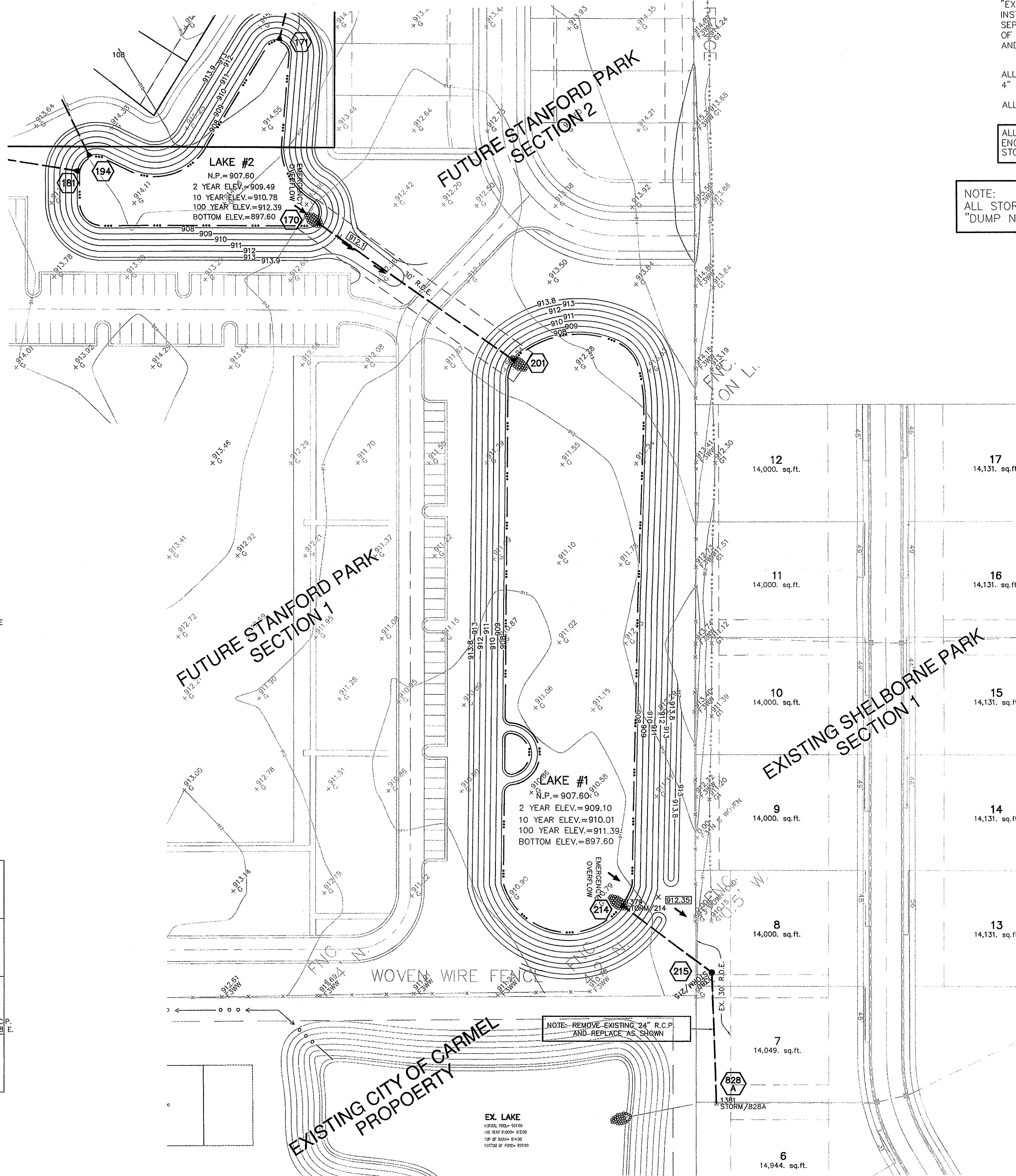
NOTE:  
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 SEPARATION (AS MEASURED FROM THE EXTERIOR  
 OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES  
 AND STORM SEWERS IS 18" OR LESS.

ALL MANHOLES TO BE CONSTRUCTED WITH ONE  
 4" RISER RING TO ESTABLISH PLAN CASTING GRADE.  
 ALL CURB INLET CASTINGS TO BE NEENAH R-3501-IN

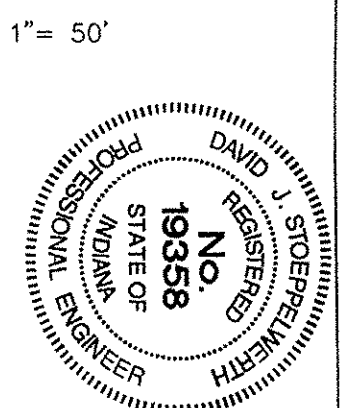
ALL EXISTING OFF-SITE DRAIN TILES THAT ARE  
 ENCOUNTERED SHALL BE TIED INTO THE PROPOSED  
 STORM SEWER SYSTEM WITH A POSITIVE OUTFLOW

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



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

Hamilton County Surveyors  
 Office One Jefferson County Square, Suite 188  
 Nashville, IN 46060  
 Although accuracy standards  
 have been kept to the highest  
 of our own, Hamilton County does not warrant  
 or guarantee the accuracy of the information  
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 resulting from any error or omission in this map.  
 Date: Printed by:



CERTIFIED: 5/4/04  
 David J. Stappeler  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 19358  
 STATE OF INDIANA  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 (317) 849-5935 1-800-728-6917 FAX: (317) 849-5942  
 INDIANA FISHERS



INDIANA  
 OFFSITE DRAINAGE PLAN  
 STANFORD PARK  
 SECTION 1  
 CARMEL

SHEET NO.  
**C603**  
 JOB NO. 46600S1