

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 30, 2005

TO: Hamilton County Drainage Board

RE: J.W. Brendle Drain, Stanford Park Section 2A 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 2A 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:

6" SSD	4,696 ft.	18" RCP	515 ft.	27" RCP	232 ft.
12" RCP	812 ft.	21" RCP	259 ft.		
15" RCP	298 ft.	24" RCP	130 ft.		

The total length of the drain will be 6,942 feet.

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 \$ 3,983.40.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Bond Safeguard Insurance Company
Date: October 19, 2005
Number: 5019354
For: Storm Sewers and SSD
Amount: \$168,760.00

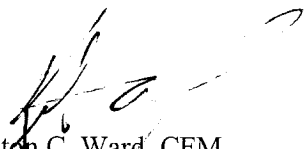
Agent: Bond Safeguard Insurance Company
Date: October 19, 2005
Number: 5019353
For: Erosion Control
Amount: \$9,600.00

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 2A as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for August 28, 2006.



Kenton C. Ward, CFM
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
2 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 2, 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

Ken Brasseur
Signed

Ken Brasseur
Printed Name

June 30, 2005
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER


CONCERNING THE MAINTENANCE OF THE

J. W. Brendel Drain, Stanford Park Section 2A Arm

On this **28th day of August 2006**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **J. W. Brendel Drain, Stanford Park 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.

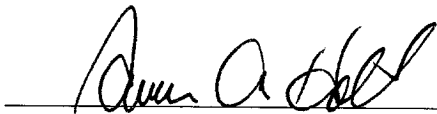
HAMILTON COUNTY DRAINAGE BOARD



President

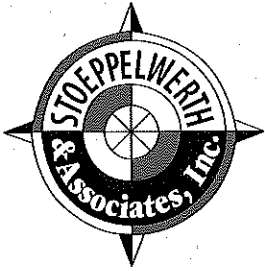


Member



Member

Attest: 



CONSULTING ENGINEERS • LAND SURVEYORS

David J. Stoepfelwerth, P.E., P.L.S.
President, C.E.O.

Curtis C. Huff, P.L.S.
Vice-President, C.O.O.

R.M. Stoepfelwerth, P.E., P.L.S.
President Emeritus

October 17, 2005

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

Attention: Kent Ward

Re: Stanford Park, Section 2

Dear Mr. Ward:

On behalf of the developer Platinum Properties, L.L.C., I wish to submit the following Engineer's Estimate for Stanford Park, Section 2. The estimate is as follows:

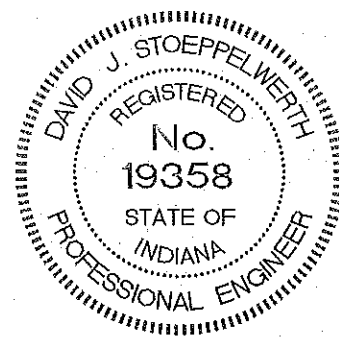
Storm Sewer and Sub Surface Drains	\$140,633.00
Erosion Control	\$8,000.00
Monumentation	\$7,100.00

If you have any questions regarding these estimates, please contact Edward E. Fleming at (317) 577-3400, ext. 22.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

David J. Stoepfelwerth
Professional Engineer
No. 19358



Cc: Steve Broermann

EEF/meb
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Hamilton County Surveyor's Office

Storm Sewer and Sub Surface Drains

Erosion Control

Monumentation

Estimate	2a	2b	Bond Amount (120%)
\$ 140,633.00	\$ 84,379.80	\$ 56,253.20	\$ 168,760.00
\$ 8,000.00	\$ 4,800.00	\$ 3,200.00	\$ 9,600.00
\$ 7,100.00	\$ 4,260.00	\$ 2,840.00	\$ 8,520.00

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

J. W. Brendel Drain, Stanford Park 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 ***J. W. Brendel Drain, Stanford Park Section 2A Arm*** on **August 28, 2006** at **10:05 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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

J. W. Brendel Drain, Stanford Park Section 2A Arm

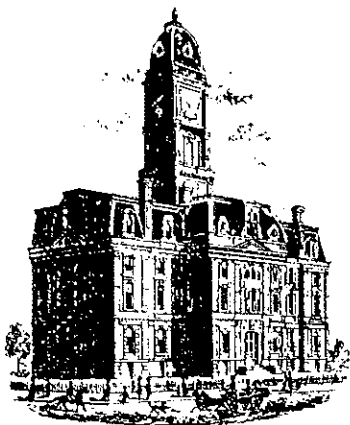
NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **August 28, 2006** 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, CEM
 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 12, 2007

Re: JW Brendle Drain: Stanford Park Sec. 2A

Attached are as-builts, certificate of completion & compliance, and other information for Stanford 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 December 30, 2005. The report was approved by the Board at the hearing held August 28, 2006. (See Drainage Board Minutes Book 9, Pages 412-413) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:	Changes:
116-117	111	18	RCP	911.06	910.61	0.41	-1
117-118	31	18	RCP	910.61	910.49	0.39	
118-119	130	21	RCP	910.49	910.12	0.28	
119-120	129	21	RCP	910.12	909.67	0.35	
121-122	31	27	RCP	909.2	909.02	0.58	
122-123	193	27	RCP	909.02	908.71	0.16	-8
124-125	109	12	RCP	912.2	911.56	0.59	-1
125-126	30	12	RCP	911.56	911.29	0.9	
126-127	129	12	RCP	911.29	910.44	0.66	-1
127-120	166	18	RCP	910.44	909.67	0.46	-1
128-129	131	12	RCP	912.58	911.85	0.56	
129-130	30	15	RCP	911.85	911.49	1.2	
130-131	60	15	RCP	911.49	911.14	0.58	-2
131-127	129	15	RCP	911.14	910.44	0.54	1
132-133	132	12	RCP	911.39	910.45	0.71	
133-134	30	15	RCP	910.45	910.11	1.13	
134-135	200	18	RCP	910.11	908.7	0.71	-6
136-137	30	12	RCP	912.62	912.37	0.83	
137-138	51	15	RCP	912.37	912.16	0.41	-1
140-138	36	12	RCP	913.44	912.66	3.5	
138-139	212	15	RCP	912.16	908.83	1.57	

120-121	130	24	RCP	909.67	909.2	0.36	

6" SSD Streets:

Modesto	562.5
Sunnyvale	975.5
Burlingame	505
Windy Knoll	242
x2	
Total:	<u>4570</u>

RCP Pipe Totals:

12	597
15	512
18	508
21	259
24	130
27	224
Total:	<u>2230</u>

The length of the drain due to the changes described above is now **6800 feet**.

The non-enforcement was approved by the Board at its meeting on August 28, 2006 and recorded under instrument #200600053291.

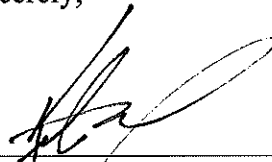
The following sureties were guaranteed by Bond Safeguard Insurance Company and released by the Board on its October 9, 2006 meeting.

Bond-LC No: 5019354
Insured For: Storm Sewers & SSD
Amount: \$168,760
Issue Date: October 19, 2005

Bond-LC No: 5019353
Insured For: Erosion Control
Amount: \$9600
Issue Date: October 19, 2005

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

Sincerely,



Kenton C. Ward,
Hamilton County Surveyor

KCW/slm



CONSULTING ENGINEERS • LAND SURVEYORS

David J. Stoepelwerth, P.E., P.L.S.
President, C.E.O.

Curtis C. Huff, P.L.S.
Vice-President, C.O.O.

R.M. Stoepelwerth, P.E., P.L.S.
President Emeritus

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Stanford Park, Section Two A

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
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: July 21, 2006

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



EEF/jag

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9940 Allisonville Road • Fishers, Indiana 46038-2005 • (317) 849-5935 • 1-800-728-6917 • FAX: (317) 849-5942

