



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*

October 17, 2007

To: Hamilton County Drainage Board

RE: Pebble Brook Drain – Andover Arm

Attached is a petition filed by Graystone Development, LLC and letter of consent from Judy Williams and Palmer Properties, LLC, along with plans, calculations, quantity summary and assessment roll for the Andover Arm, Pebble Brook Drain to be located in Noblesville and Washington 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	64 ft	36" RCP	119 ft	Open Ditch	5542 ft
---------	-------	---------	--------	------------	---------

The total length of the drain will be 5725 feet.

The pipe lengths and 1389 feet of the open ditch mentioned above are as shown on the Andover Offsite Drainage plans prepared by Stoepelwerth and Associates, dated May 11, 2005 and having last revision date of September 16, 2005 with project number 45815, and will be located across Moontown Road and on parcel 10-06-33-00-00-012.000, owned by Palmer Properties, LLC. The next 2313 feet of open ditch starts at the end of the above mentioned plans, which is the northern property line of the above mentioned parcel, and follows the existing open ditch to the beginning of the Village of Pebble Brook Section 6 Arm of the Pebble Brook Drain, which is an existing detention pond. The channel runs through the existing detention pond to the pond outlet. The remaining 1840 feet of open ditch will be Arm 1 of this drain. Arm 1 will begin at the western property line of parcel 10-06-28-00-00-019.000, owned by Palmer Properties LLC and run in a southeasterly direction, intersecting the main channel at approximately Sta. 24+10.

The retention pond which is located within Pebble Brook Golf Course, on parcels 11-06-28-00-00-016.000 and 11-06-33-00-00-002.000, is to be considered part of the regulated drain. Pond maintenance shall include the inlet, outlet, sediment removal and erosion control along the banks as part of the regulated drain. The maintenance of the pond such as mowing and aquatic vegetation control will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond (lake) was designed will be retained, thereby, allowing no fill or easement encroachments.

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 \$2.00 per acre for common areas and platted lots, \$2.00 per acre for roadways, with a \$20.00 minimum. I recommend the following parcels be assessed for this drain:

<u>Owner</u>	<u>Parcel Number</u>	<u>Acreage</u>
Palmer Properties, LLC	11-06-28-00-00-016.000	8.26
Palmer Properties, LLC	11-06-28-00-00-017.000	43.32
Palmer Properties, LLC	10-06-28-00-00-019.000	31.00
Palmer Properties, LLC	10-06-33-00-00-011.000	10.00
Palmer Properties, LLC	10-06-33-00-00-012.000	20.00
Phillip & Susan McMullan	10-06-33-00-00-013.000	10.00
Michael Ulerich	10-06-33-00-06-001.000	1.08
Robert Horn & Diann Bowers	10-06-33-00-06-002.000	0.29
Robert Horn & Diann Bowers	10-06-33-00-06-003.000	2.00
Michael Woolen	10-06-33-00-06-004.000	6.32
Janice Messenger	08-06-32-00-00-007.001	3.00
Janice Messenger	08-06-32-00-00-007.002	4.36
Graystone Development, LLC	08-06-32-00-00-007.000	4.25
Graystone Development, LLC	08-06-32-00-00-004.000	66.57
Cumberland Pointe, LLC	08-06-32-00-00-003.001	5.00
Cumberland Pointe, LLC	08-06-32-00-00-003.000	3.10
Cumberland Pointe, LLC	08-06-32-00-00-005.000	2.80
Beazer Homes Indiana LLP	08-06-32-00-00-004.002	1.66
Cumberland Pointe, LLC	08-06-32-00-00-004.003	3.01
Cumberland Pointe, LLC	08-06-32-00-00-004.001	5.55
City of Noblesville Roads – Moontown Road		6.00
Town of Westfield Roads – Shady Nook Road and 186 th Street		14.46
Hamilton County Highway – Moontown Road		0.75

Andover Section 1

Lots 1 thru 7 and Common Area #8

Town Of Westfield Roads – Amesbury Place and Pearson Drive 4.23 acres

Andover Section 2

Lots 25 thru 31, 48, 61 thru 88, Common Area #11, and Common Area #12

Town Of Westfield Roads – Amesbury Place, Pearson Drive,
La Costa Way, and Zachary Lane 5.61 acres

Andover Section 3

Lots 89 thru 95, 105, 152 thru 154, and 158 thru 180, Common Area #9, Common Area #14, and Common Area #18

Town Of Westfield Roads – Amesbury Place, Emma Circle
Sadie Lane, and Walcott Drive

7.80 acres

Andover Place Villas

Block 1 – Units A thru D, Block 2 – Units A thru D, Block 3 – Units A thru D,
Block 4 – Units A thru D, Block 5 – Units A thru D
Blocks 6 thru 14

Andover Place Townhomes

Block 1 – Units A thru F, Block 2 – Units A thru F, Block 3 – Units A thru F,
Block 4 – Units A thru F, Block 5 – Units A thru F
Blocks 6 thru 11

With this assessment the total annual assessment for this drain will be \$3,705.98.

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

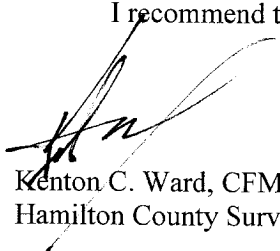
Agent: Old National Bank
Date: August 4, 2005
Number: 20000008436
For: Ditch Improvements for Andover Outlet
Amount: \$60,000.00

Parcels assessed for this drain may be assessed for the Sly Run Drain at sometime in the future.

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

The easements will be statutory 75 feet from the top of bank or the center line of the tile, except parcels 10-06-33-00-00-012.000, owned by Palmer Properties, LLC, and 10-06-33-00-00-013.000, owned by Philip and Susan McMullan, where the easement will be 25 feet from the top of bank of the open drain. The easement on the east bank of the detention pond will be as shown on the secondary plat for Village of Pebble Brook, Section 6, instrument #9434298, (PC 1, Slide 448) as recorded in the Office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 26, 2007.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

To: Hamilton County Drainage Board

Date: September 26, 2005

Re: Pebble Brook Drain


Graystone Development, LLC (Here-in-after "Petitioner"),

hereby petitions the Hamilton County Drainage Board under IC 36-9-27-66 for an arm to be installed to the Pebble Brook Drain in order to serve the property of the petitioner. The petitioner, in support of said petition, advises the Board that:

1. The Pebble Brook Drain is presently on a maintenance program and that land of the petitioner is assessed as benefited by the maintenance of the regulated drain
2. There is no known adequate open or tiled drain connecting the land of the petitioner with the regulated drain;
3. The waters from the petitioners land flow over or through land owned by others to reach the regulated drain;
4. The legal description of lands through which the new regulated drain will run along with the parcel numbers, name and address of each owner of that land is shown on Exhibit "A" which is attached;
5. The general route of the proposed new regulated drain and method of construction is shown on Exhibit "B" which is attached.
6. Petitioner agrees to pay all legal and construction costs involved with the construction of the proposed new regulated drain.

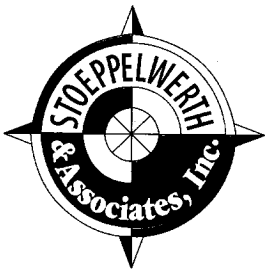
Signed

Printed



SHELDON S PHELPS

 MANAGING MEMBER
 GRAYSTONE DEVELOPMENT, LLC



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

July 28, 2005

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

Attention: Greg Hoyes

Re: Andover Offsite
Reconstruction of Drain

Dear Mr. Hoyes:

On behalf of the developer, Graystone Development, LLC, please accept the enclosed Engineer's Estimate for Andover Offsite- reconstruction of drain. The estimate is as follows:

- Excavation and Spoil Relocation Approximately 1,390 lf New Ditch \$24,000.00
- Stone for Construction Entrance and Rock Dam \$ 2,000.00
- Install Approximately 84,000 sq. Feet of Seeding and Sod \$ 7,200.00
- **Total – Including Material and Labor** **\$33,200.00**

If you have any questions, please contact Kevin Sumner at (317) 577-3400, ext. 52.

Witness my signature this 28th day of July, 2005.

David J. Stoepfelwerth
Professional Engineer
No. 19358



S:\45815off\Blue_Book\Agency Correspondence\HamiltonCountySurveyorHoyesEE07-28-05.doc
DJS/jag

FINDINGS AND ORDER

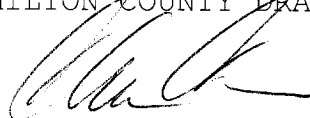
CONCERNING THE MAINTENANCE OF THE

Pebble Brook Drain, Andover Arm

On this **26th day of November 2007**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Pebble Brook Drain, Andover 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.

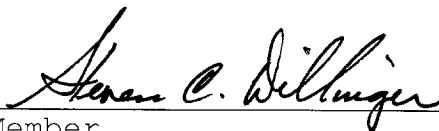
HAMILTON COUNTY DRAINAGE BOARD



President

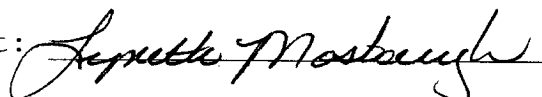


Member



Member

Attest:





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

December 7, 2009

Re: Pebble Brook Drain: Andover Arm

Attached are as-builts, certificate of completion & compliance, and other information for Andover Arm. 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 October 17, 2007. The report was approved by the Board at the hearing November 26, 2007. (See Drainage Board Minutes Book 11, Pages 511-513) The changes are as follows:
The 12" RCP and 36" RCP were not installed. These drainage issues will be addressed as the property is further developed in the future.
The length of the drain due to the changes described above is now **5542 feet**.

A non-enforcement was not requested for this project. The following surety was guaranteed by Old National Bank and expired on August 4, 2007.

Bond-LC No: 20000008436
Insured For: Storm Sewers
Amount: \$60,000
Issue Date: August 4, 2006

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

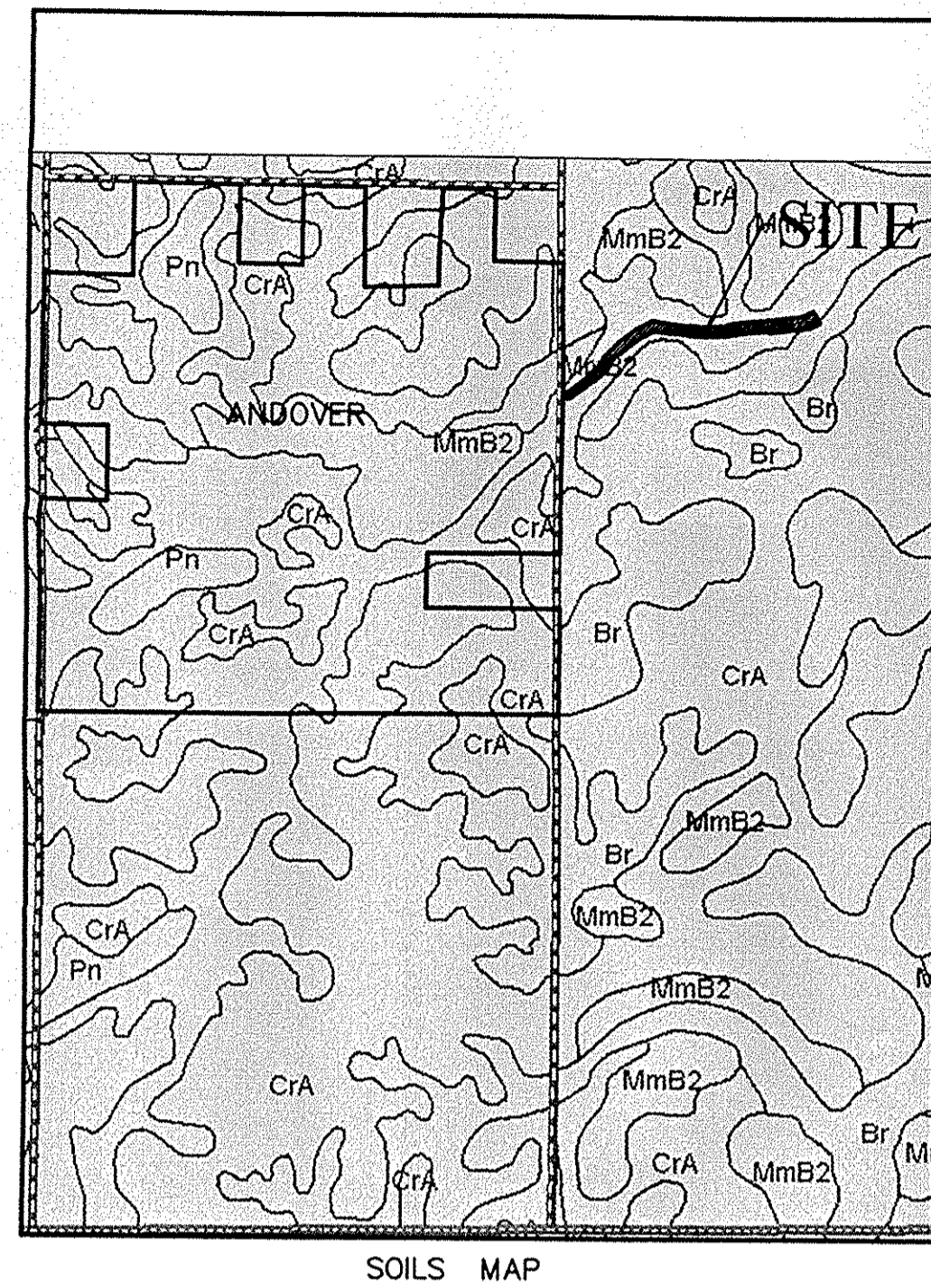
Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

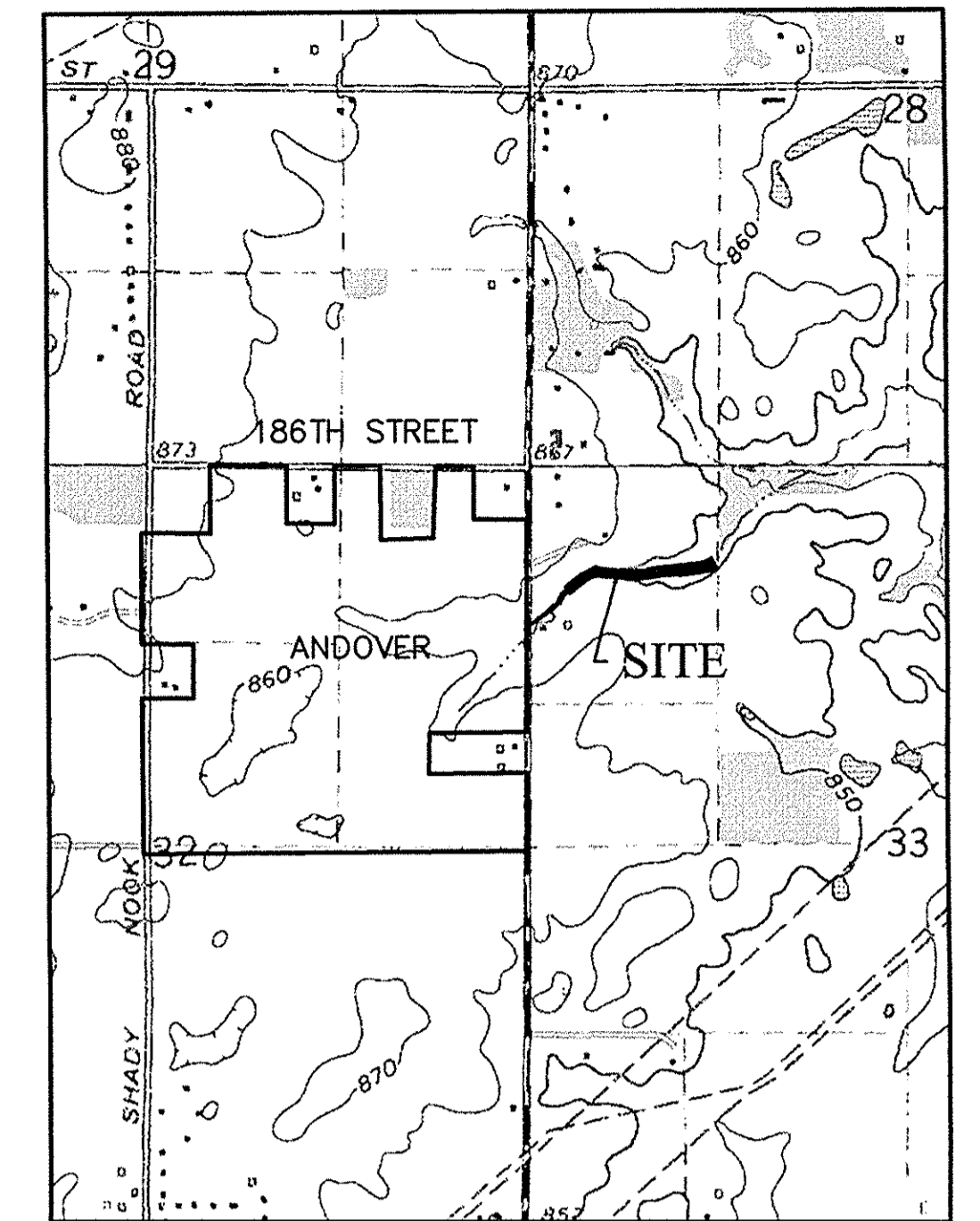
ANDOVER OFFSITE DRAINANGE "DRAINAGE RECONSTRUCTION PLANS"

Developed by:
GRAYSTONE DEVELOPMENT
4773 Austin Trace
Zionsville, IN 46077
(317) 590-7839

CONTACT PERSON: SHELDON PHELPS



SOILS MAP



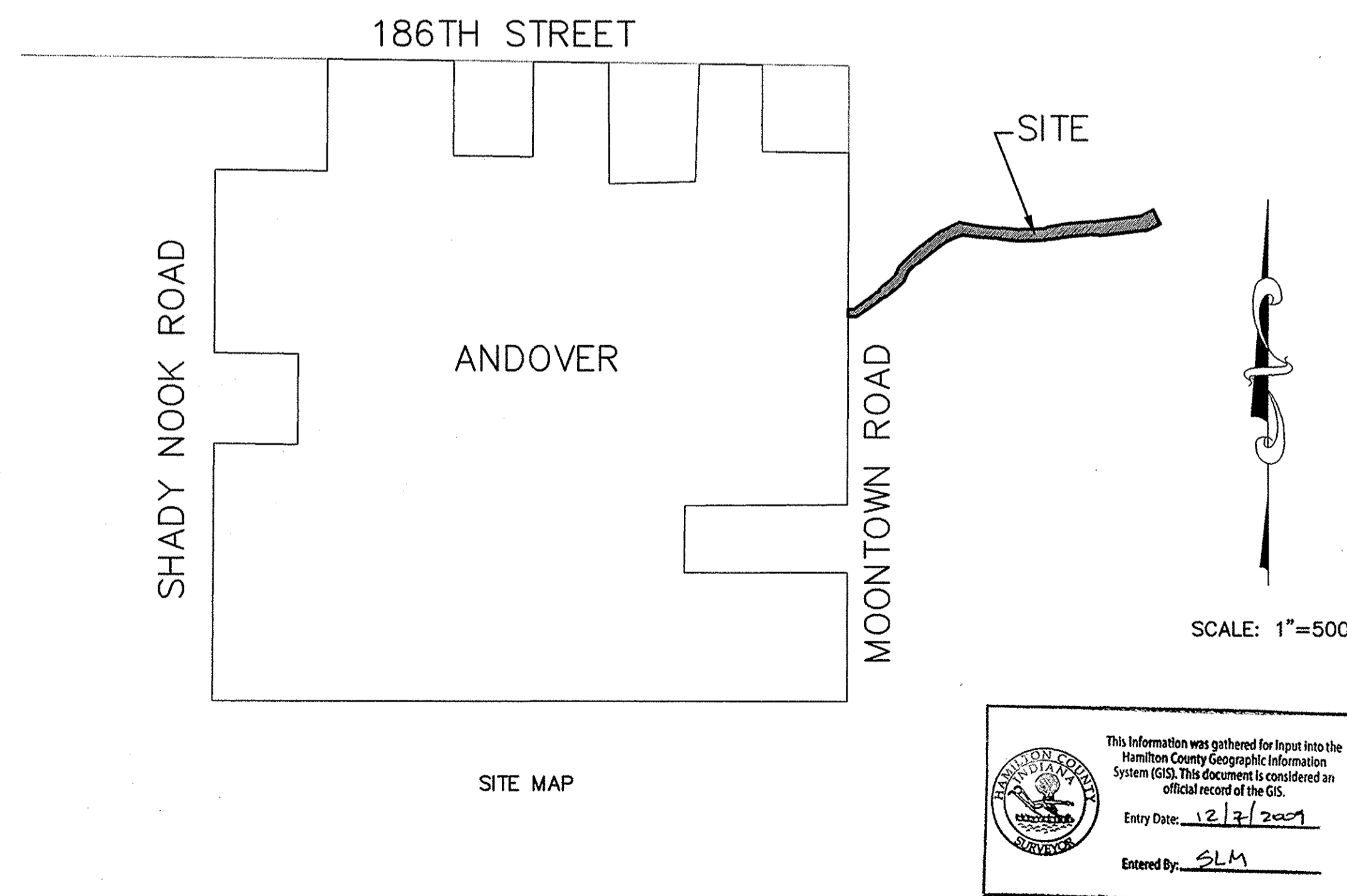
LOCATION MAP

INDEX

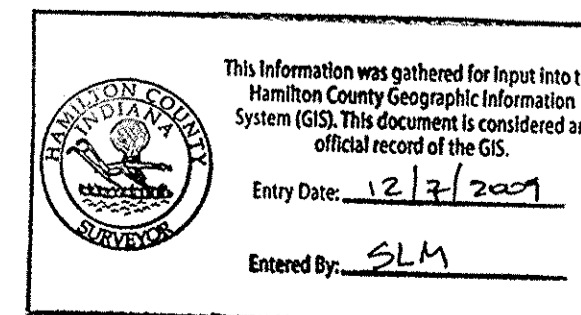
SHT.	DESCRIPTION
C001	COVER SHEET
C200	DRAINAGE RECONSTRUCTION PLAN & PROFILE
C300	OFFSITE STORM WATER POLLUTION & PREVENTION PLAN & DETAILS

REVISIONS

SHT.	DESCRIPTION
ALL	REVISED PER SURVEYOR'S COMMENTS 7/20/05
ALL	REVISED PER SURVEYOR'S & CLIENT COMMENTS 7/26/05
ALL	REVISED PER SURVEYOR'S & CLIENT COMMENTS 9/01/05
ALL	REVISED PER SURVEYOR'S & CLIENT COMMENTS 9/09/05
ALL	REVISED PER SURVEYOR'S COMMENTS 9/16/05
C200	GRADE AS BUILTS 9/22/05



SITE MAP



HAMILTON COUNTY SURVEYORS CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS LATEST EDITIONS TO BE USED WITH THESE PLANS.

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:
Kevin C. Sumner 5/19/04
DATE
KEVIN C. SUMNER
PROFESSIONAL LAND SURVEYOR
NO. 20400011

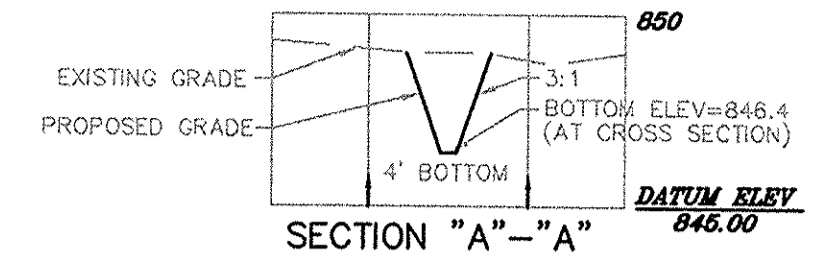
PRINTED
SEP 22 2005



"HOLEY MOLEY" SAYS:
 1-800-382-5544
 CALL TOLL FREE
 1-800-428-5200
 FOR CALLS OUTSIDE OF INDIANA

CAUTION
 LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, meter vaults, etc.) and are not to be used as a substitute for other evidence. THE EXACT LOCATION OF ANY OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED, THE EXACT LOCATION OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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



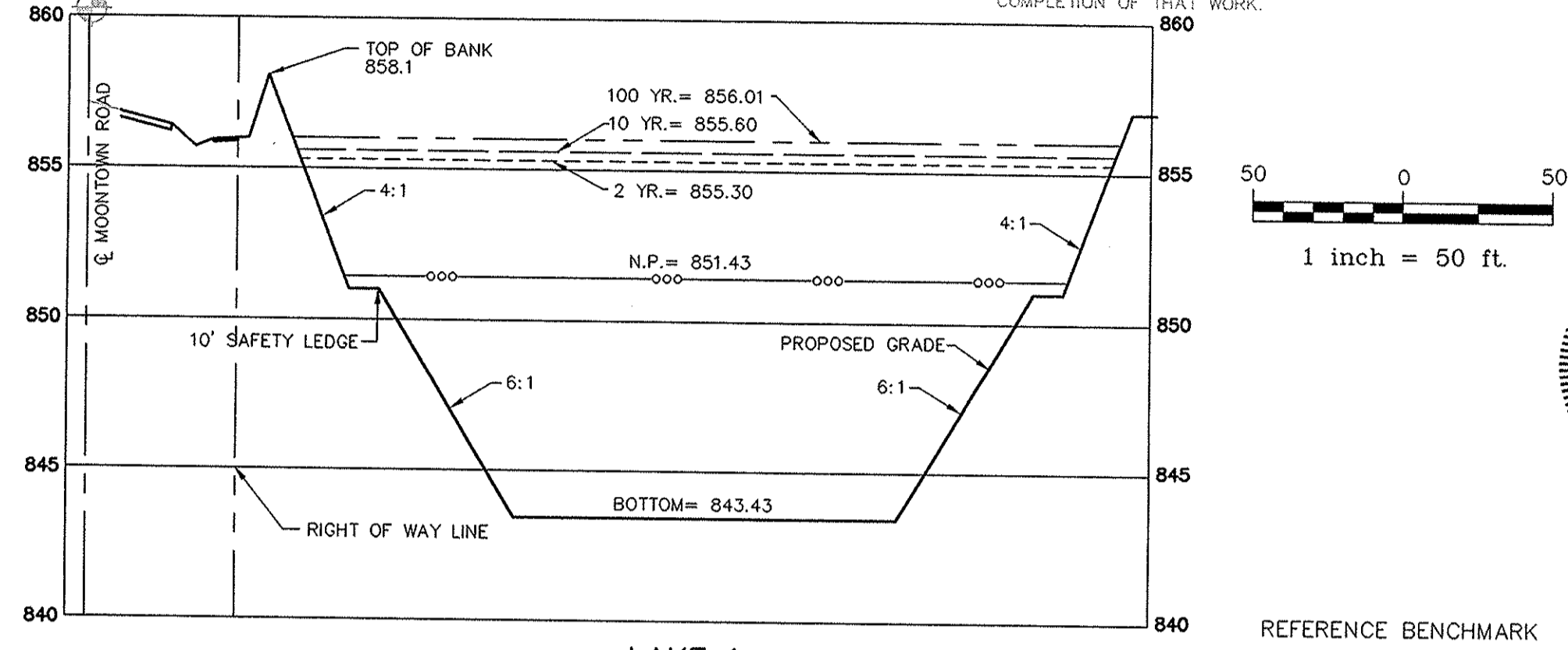
RECORD DRAWING

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

9/22/05
 DATE

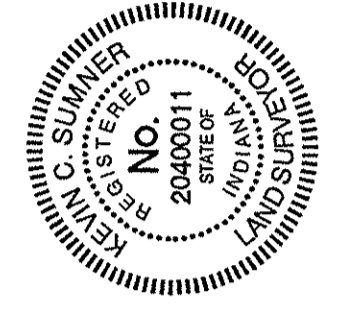


ASBUILT GRADE ELEVATION
 X



EXCESS DIRT TO BE SPREAD EVENLY IN AREAS DESIGNATED BY DEVELOPER AND NOT TO BLOCK OVERLAND FLOW FOR DRAINAGE. ALL AREAS DISTURBED ARE TO BE SEEDDED IMMEDIATELY AFTER THE COMPLETION OF THAT WORK.

1 inch = 50 ft.



OFFICE OF THE HAMILTON COUNTY SURVEYOR

CHANNEL FORD CROSSING DETAIL

RIP-RAP SHALL BE 9" GRADED RIP-RAP
 NOTE: TOP COAT RIP-RAP WITH 50 STONE TO SMOOTH SURFACE.

HAMILTON COUNTY SURVEYOR'S OFFICE
 APPROVED: [Signature] DATE: 9/22/05
 STANDARD PLAN: C-3

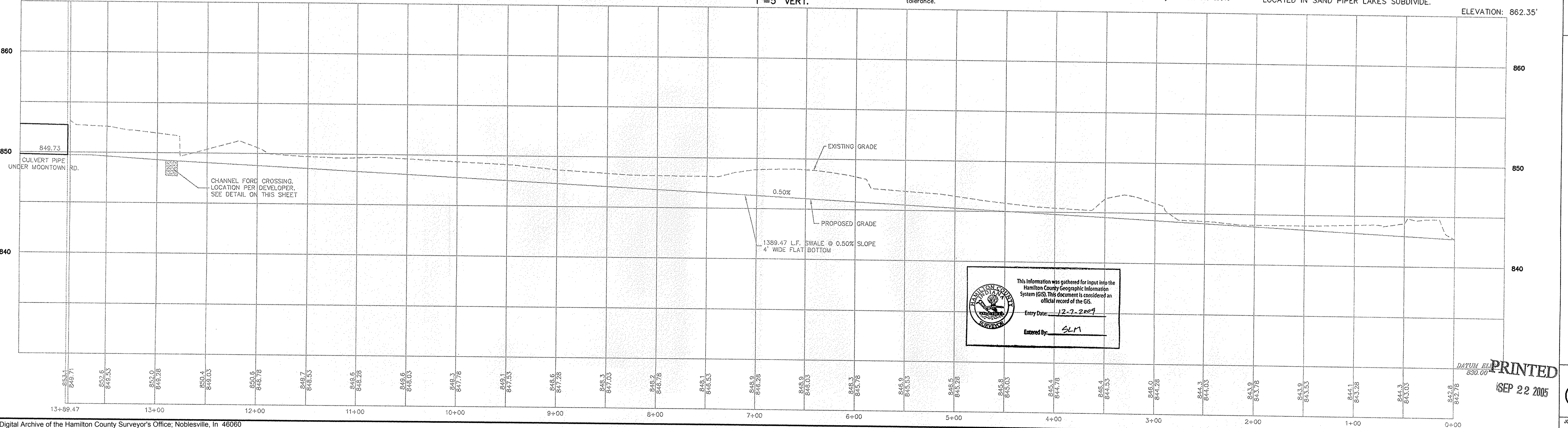
SCALE: 1"=50' HOR.
 1"=5' VERT.

- LEGEND
- EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED GRADE
 - PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED SWALE
 - M.E. MATCH EXISTING
 - H.P. HIGH POINT
 - L.P. LOW POINT
 - GR.CHG. GRADE CHANGE

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 0.10 feet above established subgrade. All other areas shall not exceed 0.10 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.

- A CHISEL "X" ON A SIDE CONCRETE LIGHT POLE BASE, LOCATED ALONG THE WEST SAID OF GRASSY BRANCH AND AT THE FIRST LIGHT POLE AT THE ENTRANCE WASHINGTON WOODS ELEMENTARY SCHOOL. ELEVATION: 873.33'
- TBM. NO.1
- A RAILROAD SPIKE, UP 1 FEET ± ON SOUTH SIDE OF A POWER POLE SAID POLE IS AT THE STONE DRIVE FOR HOUSE ADDRESS NUMBER 4205 OFF OF THE NORTH SIDE OF 186TH STREET. ELEVATION: 863.86'
- TBM. NO.2
- A RAILROAD SPIKE, UP 1 FEET ± ON SOUTH SIDE OF A POWER POLE, SAID POLE IS LOCATED ALONG NORTHSIDE 186TH ST. AND IS THE 3RD POLE ON THE WEST OF THE INTERSECTION OF 186TH ST. AND MOONTOWN. ELEVATION: 865.69'
- TBM. NO.3
- A RAILROAD SPIKE, UP 1 FEET ± ON THE WEST SIDE OF A POWER POLE # 253423, LOCATED ALONG EAST SIDE OF MOONTOWN ROAD AND IS THE 3RD POLE NORTH OF THE INTERSECTION OF PALM BROOK BLVD. AND MOONTOWN RD. ELEVATION: 864.97'
- TBM. NO.4
- A CHISEL "□" ON A CONCRETE CURB 110 FEET ± NORTH OF NYLA CT. AND CRISTIN WAY, EAST SIDE OF STREET 5 FEET ± FROM END OF STUB, AND 400 FEET ± WEST OF MOONTOWN RD. IN ASHFIELD SUBDIVIDE. ELEVATION: 863.40'
- TBM. NO.5
- A CHISEL "□" ON A CONCRETE CURB 110 FEET ± NORTH OF SANIBEL CIR. AND LACOSTA WAY, EAST SIDE OF STREET, 6 FEET ± FROM END OF STUB LOCATED IN SAND PIPER LAKES SUBDIVIDE. ELEVATION: 862.35'



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: 12-7-2007
 Entered By: SLN

PRINTED
 SEP 22 2005

DATE BY
 9/22/05 KCS
 9/22/05 KCS
 9/22/05 KCS
 7/29/05 KCS
 7/29/05 KCS

REVISIONS
 DATE MARK
 5/11/05

CERTIFIED: 5/11/05

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

INDIANA
 FISHERS
 WESTFIELD

DRAINAGE RECONSTRUCTION PLAN & PROFILE
 ANDOVER

SHEET NO.
 C200

JOB NO. 45815