

KCW

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*

June 10, 2019

TO: Hamilton County Drainage Board

RE: Williams Creek Drain, Jackson's Grant Section 6 Arm

Attached is a petition filled by Jackson's Grant Real Estate Company, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Jackson's Grant Section 6 Arm, Williams Creek 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 a 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 the land likely to be benefited. The drain will consist of the following:

12" RCP – 1,153 Feet	15" RCP – 492 Feet
6" SSD – 3,419 Feet	12" SSD – 1,362 Feet
Open Drain – 1,184 Feet	

The total length of the drain will be 7,610 Feet.

The open ditch listed above are straight line distances between Structures 671 and 689, 681 and 671, 675 and 685, 686 and 687, 802 and 692, 692 and 667, 678 and 693, 694 and 695, 696 and 697 through BMP 14B, 14C, 13A, 13B, 15C and 13D.

The dry detention basins (BMPs) located as listed below are not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets and out

as part of the regulated drain. The maintenance of the dry detention basins (BMPs) such as sediment removal and erosion control along the banks, mowing, aquatic vegetation maintenance and control, and anything required per the Storm Water Quality Maintenance and Operations Manual will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the detention basins (BMPs) were designed will be retained. Thereby, allowing no fill or easement encroachments.

<u>Basin</u>	<u>Location</u>
BMP 13D	Common Area # 27
BMP 13A	Common Area # 27
BMP 13B	Common Area # 27
BMP 15C	Common Area # 29
BMP 14C	Common Area # 29
BMP 14B	Common Area # 29

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs, those main lines in front/rear yards, and those in common areas. Only the main SSD lines as described below, which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portions of the SSD which will be regulated and maintained are as follows:

Curbline SSD in Streets:

Northvale Blvd.  
Almond Creek Drive  
Mendenhall Drive

Front/Rear Yard SSDs:

Front of Yard Lots 307 to 309 from Structure 673 running East to riser.  
Rear Yard Lots 312 to 315 from Structure 693 running East to riser.  
Rear Yard Lots 315 to 316 from Structure 691 running West to riser.  
SSD through BMP 14B and 14C.  
SSD through BMP 15C.  
SSD through BMP 13D.  
SSD through BMP 13A and 13B.

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 the drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$1,060.10.

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

Agent: Standard Financial Corporation

Date: April 30, 2019

Number: 1354JG6

For: Installation of Storm Sewers in Jackson's Grant Section 6

Amount: \$199,243.80

Agent: Standard Financial Corporation

Date: April 30, 2019


Number: 1355JG6

For: Monumentation in Jackson's Grant Section 6  
Amount: \$4,248.00

I believe this proposed drain meets the requirements for Urban Drain Classification as set 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 will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Jackson's Grant Section 6 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 23, 2019.



Kenton C. Ward  
Hamilton County Surveyor

KCW/jll

**FILED**  
**APR 08 2019**

STATE OF INDIANA     )  
                                  )  
COUNTY OF HAMILTON )

OFFICE OF HAMILTON COUNTY SURVEYOR

TO: HAMILTON COUNTY DRAINAGE BOARD  
% Hamilton County Surveyor  
One Hamilton County Square, Suite 188  
Noblesville, IN. 46060-2230

In the matter of         Jackson's Grant on Williams Creek         Subdivision, Section  
        6   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         Jackson's Grant on Williams Creek, S6        , 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.

Adobe PDF Ffillable Form

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**

JACKSONS GRANT REAL ESTATE Co. LLC

Douglas B. Wagner  
Signed

Douglas B. Wagner - Senior Vice President  
Printed Name JG DEV. CO. LLC, Manager

January 28, 2019  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

FINDINGS AND ORDER


CONCERNING THE MAINTENANCE OF THE

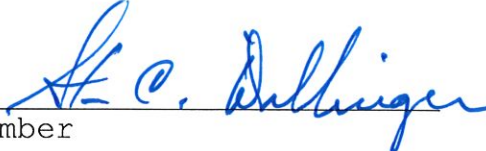
Williams Creek Drain,  
Jackson's Grant Section 6 Arm

On this 23<sup>rd</sup> day of September, 2019, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Williams Creek Drain, Jackson's Grant Section 6 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:

  
Executive Secretary



**STOEPPELWERTH**

ALWAYS ON

ofc: 317 / 577-3402  
mbl: 317 / 577-3402  
fax: 317 / 577-3402

7965 East 106th Street  
Fishers, IN 46038-2505  
www.stoepfelwerth.com

April 17, 2019

City of Carmel  
Department of Engineering  
One Civic Square  
Carmel, Indiana 46032

Attention: Caleb Warner

Re: Jackson's Grant on Williams Creek, Section 6

Dear Mr. Warner:

On behalf of the developer Jackson's Grant Real Estate Company, LLC by JG Development Company, LLC its manager, please accept this Engineer's Estimate (opinions of cost representing our best judgement and not a guarantee of actual construction costs) for Jackson's Grant on Williams Creek, Section 6. The estimate is as follows:

### Jackson's Grant on Williams Creek, Section 6

<b>Earthwork</b>	<b>QTY</b>	<b>UNIT</b>	<b>UNITS</b>	<b>TOTALS</b>
Cut	16,406	CYS	\$3.95	\$64,803.70
Topsoil	11,509	CYS	\$2.95	\$33,951.55
Construction Entrance Main Road Will Need More Stone	1	EA	\$4,500.00	\$4,500.00
Shortage	8,727	CYS	\$4.75	\$41,453.25
Respread Topsoil	5,254	CYS	\$2.95	\$15,499.30
Trail in Flood Plain Recessed, Prep, and Exported	1	LS	\$6,725.00	\$6,725.00
Backfill Sidewalks/Trail Throughout, Cut/Prep SW/Paths	1,769	LF	\$6.00	\$10,614.00
Remove Concrete Aprons at Houses and Dispose	2	EA	\$1,350.00	\$2,700.00
BMP Grading	1	LS	\$5,750.00	\$5,750.00
Temporary Sediment Basins and Horseshoes at Outlet	3	EA	\$3,250.00	\$9,750.00
Check Dams	3	EA	\$475.00	\$1,425.00
Traffic Control	1	LS	\$2,500.00	\$2,500.00
Entrance, Tie In Rd, First Section, Utilities Ect.	1	LS	\$10,500.00	\$10,500.00

**LAND DEVELOPMENT SUPPORT SOLUTIONS**

ENGINEERING | SURVEYING

Total Price for above Earthwork Items				\$210,171.80
<b>On-Site Streets</b>				
	QTY	UNIT	UNIT \$	TOTALS
Stone	4,372	SY	\$7.99	\$34,915.00
Base	4,372	SY	\$10.39	\$45,410.00
Binder	4,372	SY	\$7.89	\$34,510.00
Surface	4,372	SY	\$6.68	\$29,200.00
Temporary Cul-de-sac	775	SY	\$7.34	\$5,690.00
8' Asphalt Trail	1,257	SY	\$37.15	\$46,700.00
Total Price for above On Site Streets Items				\$196,425.00
<b>Storm Sewer</b>				
	QTY	UNIT	UNITS	TOTALS
Manholes	2	EA	\$2,475.00	\$4,950.00
Beehives	4	EA	\$2,275.00	\$9,100.00
Outlet Control Structures (Incl. Stone at Base)	4	EA	\$2,850.00	\$11,400.00
Large Curb Inlet	5	EA	\$2,820.00	\$14,100.00
Curb Inlet	3	EA	\$2,425.00	\$7,275.00
Remove and Replace Casting C200 W/ R3359	1	LS	\$950.00	\$950.00
12" RCP	1,160	LF	\$25.00	\$29,000.00
15" RCP	496	LF	\$28.00	\$13,888.00
BMP 13A	195	LF	\$57.00	\$11,115.00
BMP13B	150	LF	\$57.00	\$8,550.00
BMP 13D	250	LF	\$57.00	\$14,250.00
BMP 14B	300	LF	\$57.00	\$17,100.00
BMP 14C	350	LF	\$57.00	\$19,950.00
BMP 15A	460	LF	\$46.00	\$21,160.00
BMP 15B	140	LF	\$46.00	\$6,440.00
BMP 15C	220	LF	\$46.00	\$10,120.00
BMP 13-14 Cleanouts	21	EA	\$625.00	\$13,125.00
BMP 15 Cleanouts	4	EA	\$365.00	\$1,460.00
BMP 15 Tees and Lot Services	10	EA	\$185.00	\$1,850.00
12" End Section W/ Debris Guard	12	EA	\$1,650.00	\$19,800.00
15" End Section W/ Debris Guard	2	EA	\$1,700.00	\$3,400.00
Gabions/Bank Armorment	3	EA	\$11,000.00	\$33,000.00
Cap and Seal	3	EA	\$350.00	\$1,050.00
Lot Searvices Each	7	EA	\$135.00	\$945.00
Front Yard SSD	281	LF	\$11.50	\$3,231.50



Street SSD	2,738	LF	\$11.50	\$31,487.00
Long Service	60	LF	\$10.00	\$600.00
Risers	1	EA	\$350.00	\$350.00
Bedding #8	340	TONS	\$22.00	\$7,480.00
Granular Fill #53	370	TONS	\$19.00	\$7,030.00
Rip-Rap	200	TONS	\$48.00	\$9,600.00
<b>Total Price for above Storm Sewer Items</b>				<b>\$333,756.50</b>
<b>Sanitary</b>				
	<b>QTY</b>	<b>UNIT</b>	<b>UNITS</b>	<b>TOTALS</b>
Remove Cone and Coat New Sections and Reinstall	3	EA	\$600.00	\$1,800.00
Adjust TC on Existing Manholes New Sections	3	EA	\$1,450.00	\$4,350.00
6" PVC 8'-10'	362	LF	\$22.00	\$7,964.00
Dig Up/Tie Onto Existing Stub/Set Trench Box	6	EA	\$500.00	\$3,000.00
45 Degree Bends	6	EA	\$40.00	\$240.00
Chimney Seals	3	EA	\$385.00	\$1,155.00
Tracer Wire Laterals	362	LF	\$0.60	\$217.20
6" Caps	6	EA	\$17.50	\$105.00
Stone Bedding	180	TONS	\$22.50	\$4,050.00
Granular Fill	675	TONS	\$18.00	\$12,150.00
Manhole Testing	3	EA	\$125.00	\$375.00
<b>Total Price for above Sanitary Items</b>				<b>\$35,406.20</b>
<b>Water Mains</b>				
	<b>QTY</b>	<b>UNIT</b>	<b>UNITS</b>	<b>TOTALS</b>
6" Ductile	40.00	LF	\$31.00	\$1,240.00
8" Ductile	1,340.00	LF	\$39.00	\$52,260.00
8" Bore	100.00	LF	\$86.00	\$8,600.00
8" Bore Pipe	100.00	LF	\$23.00	\$2,300.00
Receiving Pit, #8 Stone, Ect.	1.00	LS	\$2,500.00	\$2,500.00
Hot Tap EJP	1.00	LF	\$2,785.00	\$2,785.00
Traffic Signage for Bore and Tap	1.00	LS	\$1,000.00	\$1,000.00
Fire Hydrant Mueller	4.00	EA	\$3,900.00	\$15,600.00
6" Valve Mueller	4.00	EA	\$1,117.00	\$4,468.00
8" Valve Mueller	3.00	EA	\$1,680.00	\$5,040.00
8" Tap Valve	1.00	EA	\$1,700.00	\$1,700.00
Service Taps on Main	12.00	EA	\$150.00	\$1,800.00
Trench Footage	429.00	LF	\$7.65	\$3,281.85
Valve Boxes Tyler	7.00	EA	\$350.00	\$2,450.00

Concrete	4.00	CYS	\$175.00	\$700.00
Assist EJP With Hot Tap on Springmill	1.00	EA	\$2,600.00	\$2,600.00
20" Tap Sleeve	1.00	EA	\$2,900.00	\$2,900.00
Sand	640.00	TONS	\$18.00	\$11,520.00
#8 Stone	80.00	TONS	\$22.00	\$1,760.00
Misc. Fittings	1.00	EA	\$21,750.00	\$21,750.00
Flushing & Testing	1,440.00	LF	\$1.25	\$1,800.00
Chlorinate and Dechlorinate	1,440.00	LF	\$1.25	\$1,800.00
<b>Total Price for above Water Mains Items</b>				<b>\$149,854.85</b>
<b>Curbs</b>				
	<b>QTY</b>	<b>UNIT</b>	<b>UNITS</b>	<b>TOTALS</b>
Standard Roll Curb	2,488	LF	\$8.90	\$22,143.20
Reverse Roll Curb	472	LF	\$11.15	\$5,262.80
Common Area Sidewalk	6,675	SF	\$4.50	\$30,037.50
ADA Ramps	12	EA	\$685.00	\$8,220.00
<b>Total Price for above Curbs Items</b>				<b>\$65,663.50</b>
<b>Erosion Control</b>				
	<b>QTY</b>	<b>UNIT</b>	<b>UNITS</b>	<b>TOTALS</b>
Silt Fence	3,250	LF	\$1.05	\$3,412.50
Silt Fence - additional	1,350	LF	\$1.05	\$1,417.50
Concrete Washout	1	EA	\$500.00	\$500.00
Drop Inlets	4	EA	\$90.00	\$360.00
Curb Inlets	15	EA	\$168.00	\$2,520.00
Permanent Seed	3,245	SY	\$0.42	\$1,362.90
Straw Blanket	2,000	SY	\$1.10	\$2,200.00
Roadside Seeding	3,156	SY	\$0.34	\$1,073.04
Temporary Seeding	5	AC	\$325.00	\$1,537.25
Mulching Temporary Seeded Areas	5	AC	\$775.00	\$3,681.25
Tree Protection Fence	600	LF	\$2.50	\$1,500.00
Engineered Soils Using Owners Topsoil	73	CY	\$50.00	\$3,650.00
Mesic Seeding	32,898	SF	\$0.13	\$4,276.74
Wet Seeding	51,913	SF	\$0.15	\$7,786.95
1 Gal Trees	206	EA	\$23.60	\$4,861.60
Protective Signage	6	EA	\$50.00	\$300.00
2.5" Trees (Street Trees)	42	EA	\$290.00	\$12,180.00
2.5" Trees (BMP's)	52	EA	\$290.00	\$15,080.00
<b>Total Price for above Erosion Control</b>				<b>\$35,278.13</b>



		<b>Grand Total</b>	<b>\$1,026,555.98</b>
--	--	--------------------	-----------------------

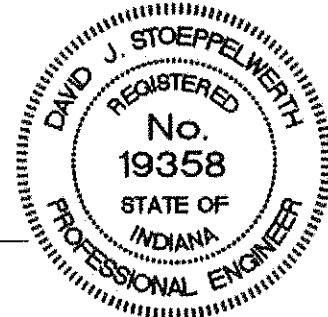
If you have any questions regarding these estimates, please contact Brett A. Huff at (317) 570-4841.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.



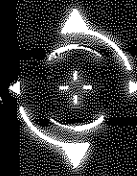
David J. Stoepfelwerth, P.E.  
Professional Engineer  
No. 19358



Cc: Doug Wagner

BAH/ads

S:\60160REP-S6\Blue\_Book\Agency\_Correspondence\Carmel\EngineeringBarnesEE04-09-19.doc



**STOEPPELWERTH**

ALWAYS ON

ofc: 317 / 577-3402  
mbt: 317 / 577-3402  
fax: 317 / 577-3402

7965 East 106th Street  
Fishers, IN 46038-2505  
www.stoepelwerth.com

April 22, 2019

City of Carmel  
Department of Engineering  
One Civic Square  
Carmel, Indiana 46032

Attention: Caleb Warner

Re: Revised Jackson's Grant on Williams Creek, Section 6

Dear Mr. Warner:

On behalf of the developer Jackson's Grant Real Estate Company, LLC by JG Development Company, LLC its manager, please accept this Revised Engineer's Estimate (opinions of cost representing our best judgement and not a guarantee of actual construction costs) for Jackson's Grant on Williams Creek, Section 6. The estimate is as follows:

### Jackson's Grant on Williams Creek, Section 6

#### Earthwork

	QTY	UNIT	UNITS	TOTALS
Cut	16,406	CYS	\$3.95	\$64,803.70
Topsoil	11,509	CYS	\$2.95	\$33,951.55
Shortage	8,727	CYS	\$4.75	\$41,453.25
Respread Topsoil	5,254	CYS	\$2.95	\$15,499.30
Trail in Flood Plain Recessed, Prep, and Exported	1	LS	\$6,725.00	\$6,725.00
Backfill Sidewalks/Trail Throughout, Cut/Prep SW/Paths	1,769	LF	\$6.00	\$10,614.00
Remove Concrete Aprons at Houses and Dispose	2	EA	\$1,350.00	\$2,700.00
BMP Grading	1	LS	\$5,750.00	\$5,750.00
Traffic Control	1	LS	\$2,500.00	\$2,500.00
Entrance, Tie In Rd, First Section, Utilities Ect.	1	LS	\$10,500.00	\$10,500.00
<b>Total Price for above Earthwork Items</b>				<b>\$194,496.80</b>

#### On-Site Streets

	QTY	UNIT	UNIT \$	TOTALS
Stone	4,372	SY	\$7.99	\$34,915.00
Base	4,372	SY	\$10.39	\$45,410.00
Binder	4,372	SY	\$7.89	\$34,510.00
Surface	4,372	SY	\$6.68	\$29,200.00
Temporary Cul-de-sac	775	SY	\$7.34	\$5,690.00
8' Asphalt Trail	1,257	SY	\$37.15	\$46,700.00
<b>Total Price for above On-Site Streets Items</b>				<b>\$196,425.00</b>

# LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

**Storm Sewer**

	QTY	UNIT	UNITS	TOTALS
Manholes	2	EA	\$2,475.00	\$4,950.00
Beehives	4	EA	\$2,275.00	\$9,100.00
Outlet Control Structures (Incl. Stone at Base)	4	EA	\$2,850.00	\$11,400.00
Large Curb Inlet	5	EA	\$2,820.00	\$14,100.00
Curb Inlet	3	EA	\$2,425.00	\$7,275.00
Remove and Replace Casting C200 W/ R3359	1	LS	\$950.00	\$950.00
12" RCP	1,160	LF	\$25.00	\$29,000.00
15" RCP	496	LF	\$28.00	\$13,888.00
12" End Section W/ Debris Guard	12	EA	\$1,650.00	\$19,800.00
15" End Section W/ Debris Guard	2	EA	\$1,700.00	\$3,400.00
Cap and Seal	3	EA	\$350.00	\$1,050.00
Lot Searvices Each	7	EA	\$135.00	\$945.00
Front Yard SSD	281	LF	\$11.50	\$3,231.50
Street SSD	2,738	LF	\$11.50	\$31,487.00
Long Service	60	LF	\$10.00	\$600.00
Risers	1	EA	\$350.00	\$350.00
Bedding #8	340	TONS	\$22.00	\$7,480.00
Granular Fill #53	370	TONS	\$19.00	\$7,030.00
<b>Total Price for above Storm Sewer Items</b>				<b>\$166,036.50</b>

**Sanitary**

	QTY	UNIT	UNITS	TOTALS
Remove Cone and Coat New Sections and Reinstall	3	EA	\$600.00	\$1,800.00
Adjust TC on Existing Manholes New Sections	3	EA	\$1,450.00	\$4,350.00
6" PVC 8'-10'	362	LF	\$22.00	\$7,964.00
Dig Up/Tie Onto Existing Stub/Set Trench Box	6	EA	\$500.00	\$3,000.00
45 Degree Bends	6	EA	\$40.00	\$240.00
Chimney Seals	3	EA	\$385.00	\$1,155.00
Tracer Wire Laterals	362	LF	\$0.60	\$217.20
6" Caps	6	EA	\$17.50	\$105.00
Stone Bedding	180	TONS	\$22.50	\$4,050.00
Granular Fill	675	TONS	\$18.00	\$12,150.00
Manhole Testing	3	EA	\$125.00	\$375.00
<b>Total Price for above Sanitary Items</b>				<b>\$35,406.20</b>

**Water Mains**

	QTY	UNIT	UNITS	TOTALS
6" Ductile	40.00	LF	\$31.00	\$1,240.00

8" Ductile	1,340.00	LF	\$39.00	\$52,260.00
8" Bore	100.00	LF	\$86.00	\$8,600.00
8" Bore Pipe	100.00	LF	\$23.00	\$2,300.00
Receiving Pit, #8 Stone, Ect.	1.00	LS	\$2,500.00	\$2,500.00
Hot Tap EJP	1.00	LF	\$2,785.00	\$2,785.00
Traffic Signage for Bore and Tap	1.00	LS	\$1,000.00	\$1,000.00
Fire Hydrant Mueller	4.00	EA	\$3,900.00	\$15,600.00
6" Valve Mueller	4.00	EA	\$1,117.00	\$4,468.00
8" Valve Mueller	3.00	EA	\$1,680.00	\$5,040.00
8" Tap Valve	1.00	EA	\$1,700.00	\$1,700.00
Service Taps on Main	12.00	EA	\$150.00	\$1,800.00
Trench Footage	429.00	LF	\$7.65	\$3,281.85
Valve Boxes Tyler	7.00	EA	\$350.00	\$2,450.00
Concrete	4.00	CYS	\$175.00	\$700.00
Assist EJP With Hot Tap on Springmill	1.00	EA	\$2,600.00	\$2,600.00
20" Tap Sleeve	1.00	EA	\$2,900.00	\$2,900.00
Sand	640.00	TONS	\$18.00	\$11,520.00
#8 Stone	80.00	TONS	\$22.00	\$1,760.00
Misc. Fittings	1.00	EA	\$21,750.00	\$21,750.00
Flushing & Testing	1,440.00	LF	\$1.25	\$1,800.00
Chlorinate and Dechlorinate	1,440.00	LF	\$1.25	\$1,800.00
<b>Total Price for above Water Mains Items</b>				<b>\$149,854.85</b>

**Curbs**

	QTY	UNIT	UNITS	TOTALS
Standard Roll Curb	2,488	LF	\$8.90	\$22,143.20
Reverse Roll Curb	472	LF	\$11.15	\$5,262.80
Common Area Sidewalk	6,675	SF	\$4.50	\$30,037.50
ADA Ramps	12	EA	\$685.00	\$8,220.00
<b>Total Price for above Curbs Items</b>				<b>\$65,663.50</b>

**Erosion Control**

	QTY	UNIT	UNITS	TOTALS
Silt Fence	3,250	LF	\$1.05	\$3,412.50
Silt Fence - additional	1,350	LF	\$1.05	\$1,417.50
Concrete Washout	1	EA	\$500.00	\$500.00
Drop Inlets	4	EA	\$90.00	\$360.00
Curb Inlets	15	EA	\$168.00	\$2,520.00
Permanent Seed	3,245	SY	\$0.42	\$1,362.90
Straw Blanket	2,000	SY	\$1.10	\$2,200.00
Roadside Seeding	3,156	SY	\$0.34	\$1,073.04

Temporary Seeding	5	AC	\$325.00	\$1,537.25
Mulching Temporary Seeded Areas	5	AC	\$775.00	\$3,681.25
Tree Protection Fence	600	LF	\$2.50	\$1,500.00
Engineered Soils Using Owners Topsoil	73	CY	\$50.00	\$3,650.00
Mesic Seeding	32,898	SF	\$0.13	\$4,276.74
Wet Seeding	51,913	SF	\$0.15	\$7,786.95
1 Gal Trees	206	EA	\$23.60	\$4,861.60
Protective Signage	6	EA	\$50.00	\$300.00
2.5" Trees (Street Trees)	42	EA	\$290.00	\$12,180.00
2.5" Trees (BMP's)	52	EA	\$290.00	\$15,080.00
Construction Entrance Main Road Will Need More Stone	1	EA	\$4,500.00	\$4,500.00
Temporary Sediment Basins and Horshoes at Outlet	3	EA	\$3,250.00	\$9,750.00
Check Dams	3	EA	\$475.00	\$1,425.00
BMP 13A	195	LF	\$57.00	\$11,115.00
BMP 13B	150	LF	\$57.00	\$8,550.00
BMP 13D	250	LF	\$57.00	\$14,250.00
BMP 14B	300	LF	\$57.00	\$17,100.00
BMP 14C	350	LF	\$57.00	\$19,950.00
BMP 15A	460	LF	\$46.00	\$21,160.00
BMP 15B	140	LF	\$46.00	\$6,440.00
BMP 15C	220	LF	\$46.00	\$10,120.00
BMP 13-14 Cleanouts	21	EA	\$625.00	\$13,125.00
BMP 15 Cleanouts	4	EA	\$365.00	\$1,460.00
BMP 15 Tees and Lot Services	10	EA	\$185.00	\$1,850.00
Gabions/Bank Armorment	3	EA	\$11,000.00	\$33,000.00
Rip-Rap	200	TONS	\$48.00	\$9,600.00
<b>Total Price for above Erosion Control</b>				<b>\$251,094.73</b>
<b>Grand Total</b>				<b>\$1,058,977.58</b>

If you have any questions regarding these estimates, please contact Brett A. Huff at (317) 570-4841.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

*David J. Stoepfelwerth*

David J. Stoepfelwerth, P.E.  
 Professional Engineer  
 No. 19358



Cc: Doug Wagner

BAH/ads

S:\60160REP-S6\Blue\_Book\Agency\_Correspondence\CarmelEngineeringBarnesEE04-09-19.doc

April 30, 2019

HCDB-2019-00020

**Irrevocable Letter of Credit No.: 1354JG6**

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: Jackson's Grant Real Estate Company, LLC  
Developer Address: 3150 Republic Blvd. N., #3  
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **One Hundred Ninety-Nine Thousand Two Hundred Forty-Three and 80/100 Dollars (\$199,243.80)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of storm sewers in Jackson's Grant, Section 6.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County Commissioners letterhead stating that Jackson's Grant Real Estate Company, LLC has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1354JG6."

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600."

This Letter of Credit is effective as of April 30, 2019 and shall expire on April 30, 2020, but such expiration date shall be automatically extended for a period of one year on April 30, 2020, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners or we notify both the Hamilton County Commissioners and Jackson's Grant Real Estate Company, LLC by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the





current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

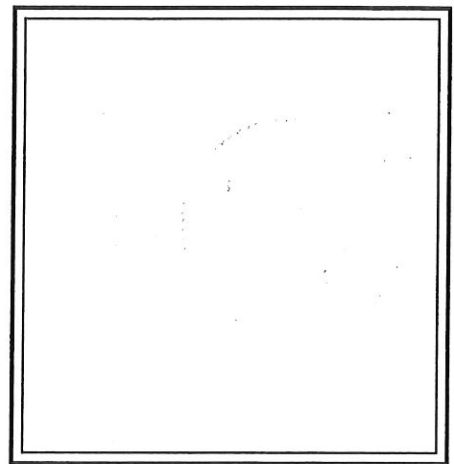
We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

Sincerely,

**STANDARD FINANCIAL CORPORATION**

  
\_\_\_\_\_  
Authorized Signature

Eric Roof, Treasurer  
\_\_\_\_\_  
Name and Title



*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*

April 30, 2019

HCDG-2019-00019

**Irrevocable Letter of Credit No.: 1355JG6**

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: Jackson's Grant Real Estate Company, LLC  
Developer Address: 3150 Republic Blvd. N., #3  
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Four Thousand Two Hundred Forty-Eight and 00/100 Dollars (\$4,248.00)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of monumentation in Jackson's Grant, Section 6.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County Commissioners letterhead stating that Jackson's Grant Real Estate Company, LLC has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1355JG6."

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600."

This Letter of Credit is effective as of April 30, 2019 and shall expire on April 30, 2020, but such expiration date shall be automatically extended for a period of one year on April 30, 2020, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners or we notify both the Hamilton County Commissioners and Jackson's Grant Real Estate Company, LLC by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the



current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

Sincerely,

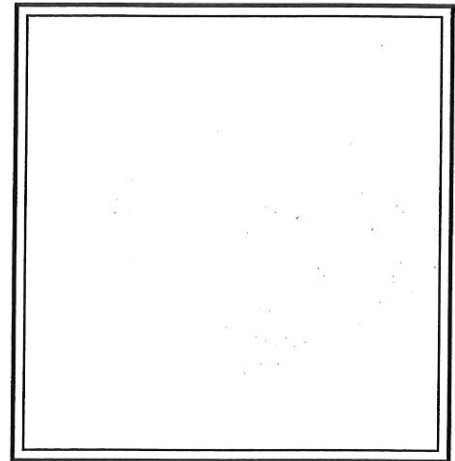
**STANDARD FINANCIAL CORPORATION**

A handwritten signature in dark ink, appearing to read 'Eric Roof', is written over a horizontal line.

Authorized Signature

Eric Roof, Treasurer

Name and Title



*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

***Williams Creek Drain, Jackson's Grant Section 6 Arm***

NOTICE

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

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Williams Creek Drain, Jackson's Grant Section 6 Arm** on **September 23, 2019** at **9:00 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

**Williams Creek Drainage Area, Jackson's Grant Section 6 Arm**

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **September 23, 2019** 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