

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*

September 23, 2010

To: Hamilton County Drainage Board

Re: Camden Walk Drain, Camden Walk Section 2B Arm

Attached is a petition filed by Camden Walk, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Camden Walk Section 2B Arm, Camden Walk Drain to be located in Clay Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. The drain will consist of the following:

12" RCP	574 ft.	18" RCP	677 ft.
15" RCP	32 ft.	6" SSD	2,786 ft.
Open Ditch	657 ft.		

The total length of the drain will be 4,726 feet.

The open ditch listed above is from Str. 850 to Str. 843, in Common Area #7.

The depressional storage area in Common Area #7 is not to be considered part of the regulated drain. Only the inlet, outlet, and open ditch flow path through the depressional storage area will be maintained as part of the regulated drain. The maintenance of the depressional storage area, such as mowing and vegetation control, will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the depressional storage area was designed will be retained. Thereby, allowing no fill or easement encroachments.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs. Only the main SSD lines which are located within the right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$35.00 per platted lot, \$5.00 per acre for common areas, with a \$35.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain/this section will be \$849.10.

The petitioner has not submitted surety for the proposed drain at this time. Surety shall be submitted prior to the commencement of construction.

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

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

Since platting will occur at an undetermined time in the future, I recommend that Board approve the non-enforcement request when it is submitted to the Board in the future. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Camden Walk Section 2B to be recorded in the office of the Hamilton County Recorder.

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



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

FINDINGS AND ORDER

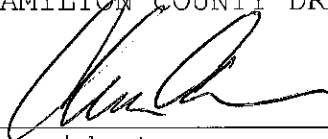
CONCERNING THE MAINTENANCE OF THE

Camden Walk Drain, Camden Walk Section 2B Arm

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

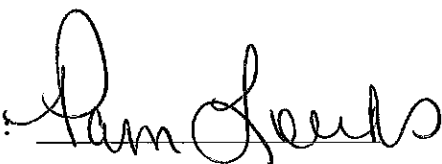
Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

HAMILTON COUNTY DRAINAGE BOARD

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

Attest:   
\_\_\_\_\_

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF THE

***Camden Walk Drain Section 2B Arm***

NOTICE

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

Hamilton County Drainage Board

Attest: Pamela Louks

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

*Camden Walk Drain, Section 2B Arm*

NOTICE

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

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

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

STATE OF INDIANA        )  
                                  )  
COUNTY OF HAMILTON )

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

In the matter of Camden Walk Subdivision, Section  
Two Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Camden Walk, Section Two, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

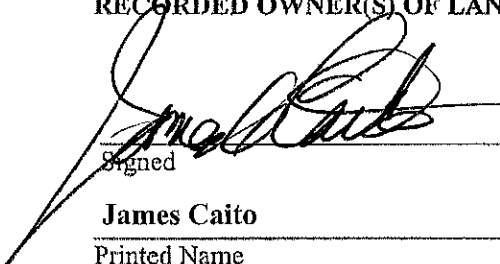
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

**RECORDED OWNER(S) OF LAND INVOLVED**

  
\_\_\_\_\_  
Signed

**James Caito**

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

**May 16, 2008**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

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

\_\_\_\_\_  
Date



# STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

August 6, 2008

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

Curtis C. Huff  
Vice President, COO  
Professional Land Surveyor

R.M. Stoepfelwerth  
Founder  
Professional Engineer  
Professional Land Surveyor

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

Attention: Greg Hoyes

Re: Camden Walk, Section 2

Dear Mr. Hoyes:

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

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

Witness my signature this 6<sup>th</sup> day of August, 2008.

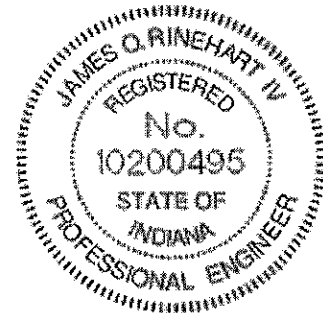
James O. Rinehart IV, P.E.  
Professional Engineer  
No. 10200495

Cc: Jim Caito  
David Lucas

7965 East 106th Street  
Fishers, Indiana  
46038-2505

317.849.5935  
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Professional Land Surveyor

R.M. Stoepfelwerth  
Founder  
Professional Engineer  
Professional Land Surveyor

August 11, 2008

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

Attention: Greg Hoyes

Re: Camden Walk, Section 2

Dear Mr. Hoyes:

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

## CAMDEN WALK, SECTION 2

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

Witness my signature this 11<sup>th</sup> day of August, 2008.

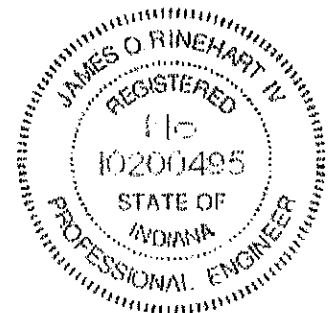
James O. Rinehart IV, P.E.  
Professional Engineer  
No. 10200495

Cc: Jim Caito  
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# STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

April 28, 2010

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

Curtis C. Huff  
Vice President, COO  
Professional Land Surveyor

R.M. Stoepelwerth  
Founder  
Professional Engineer  
Professional Land Surveyor

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

Attention: Greg Hoyes

Re: Camden Walk, Section 2A

Dear Mr. Hoyes:

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

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

Total \$389,733.00

Witness my signature this 28<sup>th</sup> day of April, 2010.

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

Cc: Jim Caito  
David Lucas

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