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:

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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

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(Revised 06/08/04)

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.

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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

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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:

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CONSULTING ENGINEERS • LAND SURVEYORS

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

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

R.M. Stoeppelwerth, 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. Stoeppelwerth
Professional Engineer
No. 19358

DAVID J. STOEPPELWERTH REGISTERED No. 19358 STATE OF INDIANA PROFESSIONAL ENGINEER

Cc: Steve Broermann

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

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Hamilton County Surveyor's Office	Estimate	2a	2b	Bond Amount (120%)
Storm Sewer and Sub Surface Drains	$ 140,633.00	$ 84,379.80	$ 56,253.20	$ 168,760.00
Erosion Control	$ 8,000.00	$ 4,800.00	$ 3,200.00	$ 9,600.00
Monumentation	$ 7,100.00	$ 4,260.00	$ 2,840.00	$ 8,520.00

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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

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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

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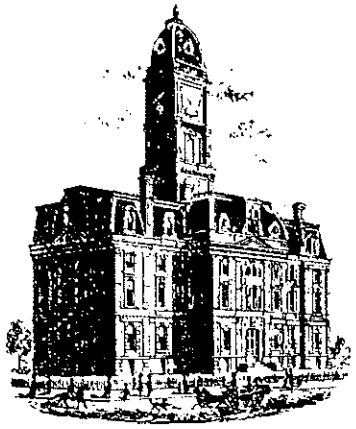

SURVEYOR'S OFFICE

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 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	

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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:	4570

RCP Pipe Totals:

12	597
15	512
18	508
21	259
24	130
27	224
Total:	2230

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

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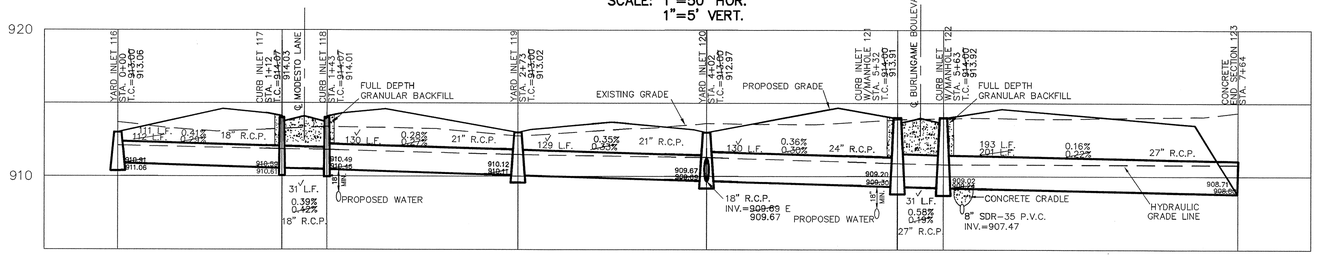
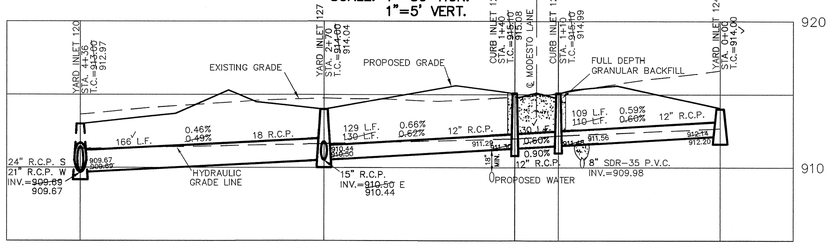
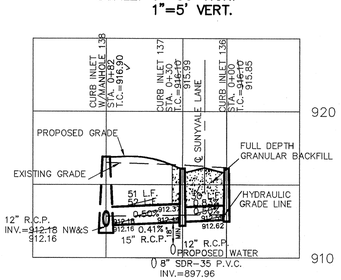
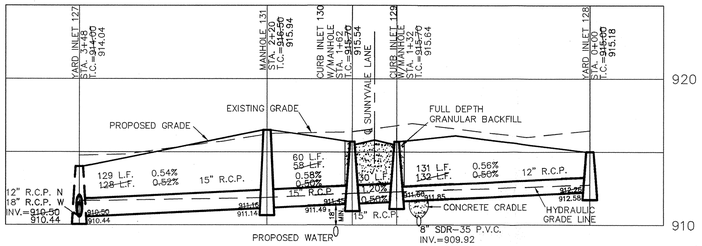
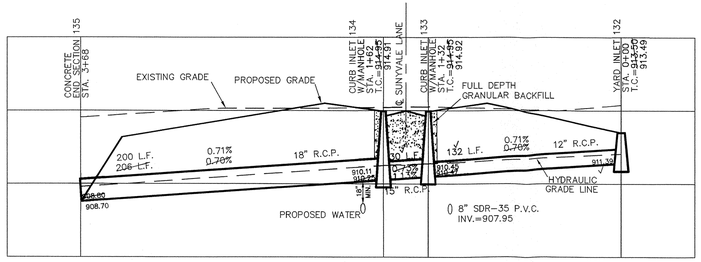










RECORD DRAWING

JEFFORY W. DARLING — 7/21/06
Registered Land Surveyor
No. 900017

JEFFORY W. DARLING
REGISTERED
No. 900017
STATE OF INDIANA
LAND SURVEYOR

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 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".

NOTE:
Storm Sewers
Bedding, Haunching, Initial Backfill
Bedding, haunching, and initial backfill for all RCP installations shall be B-Borrow for Structure Backfill meeting the material requirements of the INDOT. Bedding shall be placed in the trench bottom such that after the pipe is installed to grade and line, there remains a 4-inch minimum depth of material below the pipe barrel and a minimum of 3-inches below the bell. For pipe sizes 66-inches and larger, the minimum depth of material below the pipe barrel shall be 6-inches. Bedding shall be placed to be uniform as possible, but shall be loosely placed uncompacted material under the middle third of the pipe prior to placement of the pipe. Haunching and initial backfill shall be compacted in 8-inch maximum lifts to not less than 90% Standard Proctor Density for the entire depth of the material placed. The backfill shall be brought up evenly on both sides of the pipe for the full length of the pipe. Haunching shall extend to the springline of the pipe. The limit of initial backfill shall be 6-inches above the springline. Minimum trench width shall be the outside diameter of the pipe plus 18-inches.
Final Backfill
Final backfill for all RCP installations under and within 5-feet of pavement shall be B-Borrow for Structure Backfill meeting the material requirement of the INDOT and shall be compacted in 6-inch maximum lifts to not less than 95% Standard Proctor Density for the entire depth of the material placed. The backfill for the top 6-inches of the excavation below the start of the aggregate subbase of the pavement shall be No. 53 Stone meeting the material requirements of the INDOT and shall be compacted to not less then 95% Standard Proctor Density. Final Backfill for all RCP installations greater than 5-feet of pavement shall be clean fill material free of rocks larger than 6-inches in diameter, frozen lumps of soil, wood or other extraneous material, compacted in 12-inch maximum lifts to not less than 90% Standard Proctor Density for the entire depth of the excavation.

S:\Legal\Carmel RCP Installation Review02-01-05\Storm Sewers.doc

NOTE:
FOR INSTALLATION OF STORM MAINS, WATER MAINS, SANITARY MAINS, WATER SERVICE LATERALS, SANITARY SERVICE LATERALS UNDER CITY STREETS, REGARDLESS OF THE JURISDICTION OF THE UTILITY, THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1-0". IF THE STANDARD PRACTICE OF THE UTILITY THAT HAS JURISDICTION OVER THE INSTALLATION HAS MORE STRINGENT COVER REQUIREMENT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

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

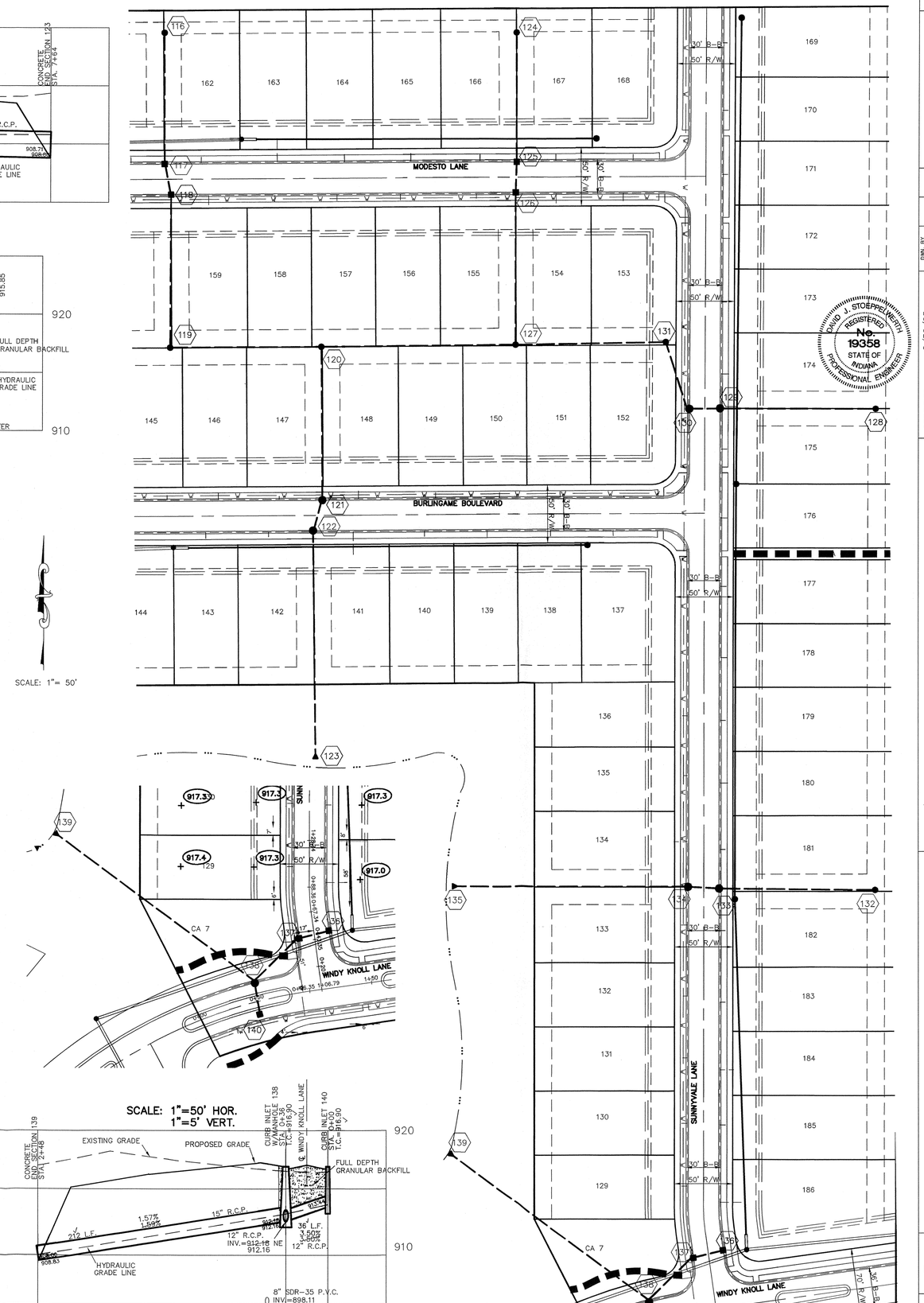
SPECIAL NOTE:
STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A MH. OR A BOX WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED.

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.

This information was gathered for input into the Hamilton County Geographic Information System (GIS) and is considered an official record of the GIS.
Entry Date: 2-12-2007
Entered By: SLH
HAMILTON COUNTY SURVEYOR'S OFFICE

SCALE: 1"= 50'



				RKG	BY
		AS BUILT		BAH	
		REMOVE C.A. AND STREET PER DEVELOPER	10/09/05	BAH	
		REV. BOUNDARY FOR SECTION 2	8/29/05	BAH	
		REVISED PER ENGINEER COMMENTS	7/18/05	BAH	
		REVISIONS	DATE	MARK	

DWN. BY: BMK
CK. BY: EEF
SCALE: 1"=50'
DATE: 6/30/05

CERTIFIED: 6/30/05

DAVID J. STOEPPELWERTH
REGISTERED
No. 19358
STATE OF INDIANA
PROFESSIONAL ENGINEER

David J. Stoeppelwerth

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

STORM PLAN & PROFILES
STANFORD PARK SECTION 2

CARMEL INDIANA

SHEET NO. C600

JOB NO. 46600S2

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