

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 28, 2013

To: Hamilton County Drainage Board

Re: Long Branch Drain, Kendall Wood Arm

Attached is a petition filed by Steven A. Wilson, Inc., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Kendall Wood Arm, Long Branch 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	412 ft.	21" RCP	42 ft.
15" RCP	340 ft.	24" RCP	650 ft.
18" RCP	166 ft.	6" SSD	2,144 ft.
Open Ditch	108 ft.		

The total length of the drain will be 3,862 feet.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines 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 open ditch listed above is the swale between Str. 105 and Str. 102 and falls in the ROW of 121<sup>st</sup> Street.

The retention pond (Lake #1) located in Common Area #2 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 (Lake #1) 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 #1) 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 \$65.00 per platted lot, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain/this section will be \$1,181.80.

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

Agent: Merchants Bonding Company  
Date: April 22, 2013  
Number: INC 45509  
For: Storm Sewers & Sub-Surface Drains  
Amount: \$96,614.00

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 Kendall Wood as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for August 26, 2013.



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

Long Branch Drain #331  
 Kendall Wood Arm  
 Hearing: 08/26/13  
 SUBNE-2005-00072

Parcel	Owner	Description1	Benefit	MntAsmt	Percent
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 1	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 2	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 3	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 4	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 5	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 6	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 7	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 8	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 9	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 10	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 11	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 12	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 13	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 14	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood Lot 15	One Lot	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood C.A. 1, 0.34 Ac	0.34	65.00	5.50%
Not assigned yet.	SAW Development LLC	S31 T18 R3 Kendall Wood C.A. 2, 3.66 Ac	3.66	65.00	5.50%
99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S31 T18 R3 Kendall Wood-Roads, 7.68 Ac	7.68	76.80	6.50%
Parcels: 18		15 lots	11.68	1,181.80	100.00%

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 Kendall Wood Subdivision, Section  
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 Kendall Wood, 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

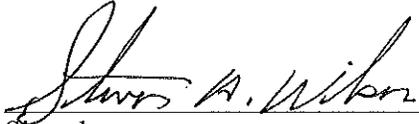
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

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

Steven A. Wilson

Printed Name

November 4, 2005

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



**NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS**

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

BEFORE THE HAMILTON  
COUNTY DRAINAGE BOARD

At the request of Steven A. Wilson, Inc. The Hamilton County Drainage Board considered the extent of the drainage easement on the Long Branch Drain in the Kendall Wood Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded in Plat Cabinet Slide in the Hamilton County Recorders Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: \_\_\_\_\_

SIGNED:

Steven A. Wilson

Steven A. Wilson

APPLICANT

PRINTED NAME

PRINTED NAME (Owner of Land)

**\*\*\*FOR BOARD USE ONLY\*\*\***

**AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY THE HAMILTON COUNTY DRAINAGE BOARD.**

\_\_\_\_\_  
PRESIDENT OF DRAINAGE BOARD

\_\_\_\_\_  
MEMBER OF DRAINAGE BOARD

\_\_\_\_\_  
MEMBER OF DRAINAGE BOARD

SUBNS-2005-00072

# RECEIPT

*Hamilton County Surveyors Office*

6794

NAME OF UNIT, AGENCY, BOARD OR DEPARTMENT

*Nonenforcement* FUND

NO. \_\_\_\_\_

*Admission* IN, Date *11/8/05*

RECEIVED FROM *Steven A. Wilson* \$ *100.<sup>00</sup>*

THE SUM OF *One hundred* ~~00~~<sup>00</sup> DOLLARS

ON ACCOUNT OF *Long Branch, Kendall Wood*

PAYMENT TYPE AND AMOUNT: *SUBNE-2005-00072*

CASH \_\_\_\_\_ CHECK *779* M.O. \_\_\_\_\_

EFT \_\_\_\_\_ CC/BC \_\_\_\_\_ OTHER \_\_\_\_\_

*Janet Hansen*  
AUTHORIZED SIGNATURE

OFFICE OF HAMILTON COUNTY SURVEYORS

NOV 17 2005

FILED

**NON-ENFORCEMENT INFORMATION**

Hamilton County Surveyor's Office  
One Hamilton County Square, Suite 188  
Noblesville, IN 46060  
317-776-8495 fax: 317-776-9628

Name of Drain: Long Branch Project Name: Kendall Wood  
Parcel Number: 17-09-31-00-00-016.000 \*\* Township: Clay  
Applicant's Name: Steven A. Wilson, Inc. Property Owner: Steven A. Wilson, Inc.  
Address: 937 Keystone Way Property Address: 0 121st Street West  
Carmel, Indiana 46032 12174 Shelborne Road  
Phone: ( 317 ) 846-2555 Phone: ( )  
Fax: ( 317 ) 846-9594 Fax: ( )  
Contact Name: Steve Wilson Contractor-Installer: N/A  
Address: 937 Keystone Way, Carmel, Indiana 46032 Address:   
Phone: ( 317 ) 846-2555 Phone: ( )  
Fax: ( 317 ) 846-9594 Fax: ( )  
Purpose of Non-enforcement: To allow proposed development to discharge into the Long Branch Legal Drain.  
Reduced to: 15 feet on each side of Drain.  
If Utility, how many feet is line paralelling drain:   
Plan Project / Job Number: Kendall Wood / 48920S1  
Project Location: 0 121st Street West - 12174 Shelborne Road  
Engineering Firm: Stoepelwerth & Associates, Inc.  
Address: 9940 Allisonville Road, Fishers, Indiana 46038  
Phone: ( 317 ) 849-5935 Fax: ( 317 ) 849-5942

**\*\*For Office Use Only\*\***

SUBNE 2005-00072  
Permit #

Project #

Check #



# STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

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

April 22, 2013

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

Attention: David Barnes

Re: Kendall Wood

Dear Mr. Barnes:

Please accept the following Engineer's Estimate on behalf of Steven A. Wilson, Inc. for Kendall Wood. The estimate is as follows:

## Kendall Wood

Item	Unit	Unit Cost	Quantities	Cost
<b>Sanitary Sewer</b>				
Sanitary Sewers - On-site				
Mains 0' - 8' Deep	LF	\$ 23.00	400	\$9,200.00
Mains 8' - 12' Deep	LF	\$ 30.00	475	\$14,250.00
Mains 12' - 16' Deep	LF	\$ 33.00	211	\$6,963.00
On-site mains by depth total				\$30,413.00
MH's 0' - 8' Deep	EA	\$1,445.00	3	\$4,335.00
MH's 8' - 12' Deep	EA	\$1,510.00	3	\$4,530.00
MH's 12' - 16' Deep	EA	\$1,842.00	3	\$5,526.00
On-site manholes by depth total				\$14,391.00
On-site san. sewer backfill	TON	\$ 10.85	558	\$6,054.30
Total Sanitary Sewers - On-site				\$50,858.30
Sanitary Sewer Laterals	LF	\$ 20.00	750	\$15,000.00
<b>Total</b>				<b>\$65,858.30</b>

7965 East 106th Street  
Fishers, Indiana  
46038-2505

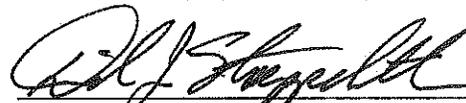
317.849.5935  
Fax: 317.849.5942  
www.Stoepfelwerth.com

<b>Storm Sewers</b>				
Storm Sewers - On-site				
12" Pipe	LF	\$ 14.00	375	\$5,250.00
15" Pipe	LF	\$ 17.50	373	\$6,527.50
18" Pipe	LF	\$ 19.50	203	\$3,958.50
21" Pipe	LF	\$ 24.00	15	\$360.00
24" Pipe	LF	\$ 28.00	649	\$18,172.00
Standard Storm Manholes	EA	\$1,530.00	15	\$22,950.00
Backfill	TON	\$ 10.85	320	\$3,472.00
Total Storm Sewers - On-site				\$60,690.00
SSD - under curb	LF	\$ 7.00	2641	\$18,487.00
SSD - sump laterals	EA	\$ 89.00	15	\$1,335.00
Total Subsurface Drains				\$19,822.00
<b>Total</b>				<b>\$80,512.00</b>
<b>Water Mains</b>				
Water Mains				
12" Main	LF	\$ 37.41	1,115	\$41,712.15
6"/8" Gate Valves	EA	\$ 733.00	6	\$4,398.00
Fire Hydrants	EA	\$1,980.00	3	\$5,940.00
Sand Backfill	TON	\$ 10.85	420	\$4,557.00
Off-site Mains, & Appurtenances by item total				\$56,607.15
Special Cond - Water Service Lines				
1" Line	LF	\$ 12.00	673.00	\$8,076.00
1" Tap	EA	\$ 186.00	15.00	\$2,790.00
Special Cond - Water Service Lines Total				\$10,866.00
<b>Total</b>				<b>\$67,473.15</b>
<b>Curb and Gutter</b>				
Rollcurb and Gutter	LF	\$ 6.45	2,115	\$13,641.75
<b>Total</b>				<b>\$ 13,642</b>
<b>Sidewalk</b>				
C.A. Sidewalk	SF	\$ 3.00	2440	\$7,320.00
<b>Total</b>				<b>\$7,320.00</b>
<b>Streets</b>				
Road and Street Paving including Accel/Decel				
Asphalt Binder	SYS*in	\$ 7.18	3354	\$24,081.72
Asphalt Base	SYS*in	\$ 9.28	3354	\$31,125.12
Stone Base	TON	\$ 16.80	1580	\$26,544.00

Stone Shoulder	TON	\$ 74.95	20	\$1,499.00
Total Stone, Base and Binder				\$83,249.84
Tac, Clean and Surface Coat	SYS*in	\$ 6.62	3354	\$22,203.48
<b>Total</b>				<b>\$105,453.32</b>
<b>Asphalt Paths</b>	SF	\$ 2.08	7,383.00	\$ 15,357
<b>Total</b>				<b>\$ 15,357</b>
<b>Guard Rail</b>	LF	\$ 24.00	565	\$ 13,560
<b>Total</b>				<b>\$ 13,560</b>
<b>Erosion &amp; Sediment Control</b>				
Post Const BMP's				
Mesic Seeding	SYS	\$ 1.80	2078	\$3,740.40
Sedge Meadow Seeding	SYS	\$ 2.30	347	\$798.10
Do Not Mow or Spray Signage	EA	\$ 100.00	6	\$600.00
Check Dams	EA	\$ 300.00	2	\$600.00
<b>Total</b>				<b>\$5,738.50</b>
<b>Construction BMP's</b>				
Silt Fence	LF	\$ 1.20	2330	\$2,796.00
Inlet Protection	EA	\$ 85.00	26	\$2,210.00
Construction Entrance	LS	\$1,843.49	1	\$1,843.49
Concrete Washout Area	LS	\$1,000.00	1	\$1,000.00
Temp Seeding	SYS	\$ 0.200	20195	\$4,039.00
Perm Seeding w/ Erosion Control Blanket	SYS	\$ 0.550	27548	\$15,151.40
<b>Total</b>				<b>\$27,039.89</b>
<b>Monuments &amp; Markers</b>				
Concrete Monuments	EA	\$ 225.00	9	\$2,025.00
Centerline Markers	EA	\$ 170.00	11	\$1,870.00
<b>Total</b>				<b>\$3,895.00</b>
<b>Grand Total</b>				<b>\$281,096.73</b>

If you have any questions regarding these estimates, please contact Brian K. Robinson at (317) 570-4763.

Very truly yours,  
 STOEPPELWERTH & ASSOCIATES, INC.



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

Cc: Steve Wilson

