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STOEPPELWERTH

ALWAYS ON.

South Railroad Street - McCordsville, Indiana

December 4, 2025

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Project Description

Surveying & Engineering Proposal

South Railroad Street

McCordsville, Indiana

Current S&A Job# 111952SRR

Overview

We are pleased to submit this proposal for providing the necessary surveying and engineering services for the above referenced property.

The scope and fees for our services are more particularly described as follows:

Part I - Preliminary Procedures

Concept Planning

Conceptual planning was included in a previous proposal addressed to Mark Witsman dated May 15, 2024. Please refer to that proposal for these services.

Boundary Surveys

A boundary retracement survey was included in a previous proposal addressed to Mark Witsman dated February 25, 2025. Please refer to that proposal for these services.

Topographic Survey

S&A shall provide the field and office procedures necessary for the preparation of a Topographic Survey of the subject property. This will include full cross sections of the swales or drainage ways, full cross section of South Railroad Street at the West end of Culver's and the North edge of pavement of West Broadway Street where South Railroad Street connects and will include overlap onto adjoining properties to confirm drainage. Indiana 811 will be notified and those utilities marked by Indiana 811 will be included on the survey. Please note that it is common practice for Indiana 811 to locate only the public right of way and not private property. This proposal does not include a private utility locate. Any such private locate can be facilitated by S&A for additional fees. Storm and sanitary sewers found in the survey limits will be located and detailed.

\$6,900*

***The Topographic Survey can be completed within 4-6 weeks after approval of this proposal, weather and access permitting.**

Tree Survey (By Others)

Any tree survey or report shall be provided by others and is not part of this proposal. Any required individual tree locations will be provided at our standard hourly rates.

Standard Hourly Rates
(If Required)

Wetland Determination / Assessment (By Others)

S&A recommends the site to be examined by an environmental engineer to confirm if any part of the subject site meets the conditions for a wetland. Any wetland determination / assessment and necessary reports will be provided by others and is not a part of this proposal. If the client chooses to proceed without any wetland determination, it will be at the client's risk. Any required field collection of wetland delineations marked by others will be provided at our standard hourly rates.

Standard Hourly Rates
(If Required)

GEO - Technical Assessment (By Others)

S&A recommends the site be examined by a geo-technical engineer and soil borings made to determine the current conditions of soils located on site. A report with recommendations prepared by a geo-technical engineer will be provided to S&A. Any required collection of boring locations and ground elevation at boring locations by others will be provided at our standard hourly rates.

Standard Hourly Rates
(If Required)

Meetings & Correspondence

All required meetings or correspondence with client, utility providers, or governmental agencies will be attended or provided at our standard hourly rates.

Standard Hourly Rates
(If Required)

Entry, Lighting & Signage Plans (By Others)

Any required lighting and signage plans will be prepared by others and is not part of this proposal.

Landscape Plan (By Others)

Preparation of a required landscape plan shall be provided by others and is not included in this proposal.

Part II - Design & Construction Documents

Drainage Analysis / Design

S&A shall provide an on-site drainage analysis for the entire subject site and model individual sections delineated by client to confirm required detention, stormwater quality, discharge outlet options and sizing/design of BMP systems to meet local requirements. Upon completion a master drainage, stormwater and stormwater quality / BMP plan shall be prepared for submission to the appropriate agencies.

\$3,175

Construction Document Preparation

This includes the necessary services for preparation of construction documents in accordance with the current requirements of the local, state, federal and county governing agencies and the timely submissions and follow up necessary to obtain approvals. These plans shall include:

- Cover Sheet
- Boundary and Topographic Surveys
- Site Development Plan
- SWPPP (Stormwater Pollution Prevention Plans)
- Erosion Control Plans, Specifications & Details
- Street Plans & Profile
- Intersection Detail South Railroad Structure and West Broadway Street
- Storm Sewer Plans & Profile with Utility Crossings
- Standard Construction Details
- Standard Specifications
- Operations & Maintenance Manual
- Earthwork Balance Calculations

\$15,875

Project Administration / Permitting

This includes administrative services and all other coordination type activities not included in the above sections of this proposal. This proposal also includes preparation of applications / required forms. This also includes preparing and submitting to INDOT.

We anticipate submission for the following permits / approvals:

- McCordsville Planning Department & all other required departments
- IDEM (CSGP-NOI)
- INDOT

\$2,750

Note: This section does not include the management or supervision of any construction activity.

Part III - Construction Staking

Construction staking shall include the following:

- **Silt Protection**
 - Stake every 100 feet and on the bends at construction limits. (1 staking)
- **Center Line of South Railroad Street**
 - Stake with grade every 50 feet, intersections, pc(s), pt(s), highs, lows and grade breaks (2 stakings)
- **Intersection at West Broadway Street & South Railroad Street**
 - Stake as needed (TBD) (1 staking)
- **Swales**
 - Every 25 feet, highs and lows (2 stakings)
- **Storm Sewers Structure**
 - Stake actual on all structures and additional offsets on all curb inlets (1 staking)
- **Curbs**
 - Stake and grade 50' interval on tangents, 25' interval on curves (1 staking)
- **Temporary Centerline Control Points**
 - Stake at offset TBD at 100' intervals (1 staking)
- **Office Supervision and Calculations**

\$12,375

The number of stakings for each line item above is included following the description of each line item. Any stakings requested beyond the amount designated will be provided as "additional services" at our standard hourly rates. Restaking due to contractor negligence, delays in construction, acts of God, etc., will be billed as "additional services" at our standard hourly rates. Any "additional services" must be agreed to in writing by both parties prior to the performance of any such "additional services".

**This proposal only includes staking services listed herein. Any additional staking requested will be billed at our [standard hourly rates](#).*

Part IV - Construction Completion Certifications

Completion Certifications

This includes field procedures to determine as-built locations and/or elevations, the preparation of record drawings, and distribution to the appropriate governmental officials and utility companies.

Storm Sewer Structures	\$1,360
Streets	\$2,395

Digital Submission	\$1,020
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Part V - Monumentation

Street Centerline Monumentation

This includes setting of centerline monumentation as shown on the Plat. The centerline monuments will be set upon completion of the final surface on asphalt streets.

\$540

Lot Corner Pins

This includes setting capped rebars (24' long) at all new lot corners at the new right-of-way and also at the beginning and end of curves along the new right-of-way as required by revision to title 865, Article 1, Chapter 12 of the Indiana Administrative Code (Effective July 1, 2006).

In accordance with Title 865, Article 1, Chapter 12, Section 18 of the Indiana Administrative Code, these markers are required to be set no later than:

1. after construction is complete

\$950

Additional Services

The foregoing fees include the following:

- Required prints for developer, contractors, governmental agencies, utilities, etc.
- Equipment and supplies necessary to perform the above services

The foregoing fees do not include the following:

- Plans for watermain and sanitary sewer
- Mark tree clearing limits
- Plans for detention
- Construction management, inspection and/or testing
- Obtaining construction permits
- Fees required by reviewing agencies or other local authorities
- Restaking of areas found not to be built in accordance with the construction plans at the time of the "as-built" measurements
- Subsequent "as-built" measurements required due to incomplete construction when the "as-builts" were ordered
- Preparation of easements and right-of-way exhibits

- Staking for easements and rights-of-way
- Preparation of construction cost estimates
- Supplemental Information Booklets
- Preparation of certified / accountable mailings
- Research adjoiners
- Preparation of plats and recording plats
- Posting notice signs at subject site
- Tree surveys
- Environmental engineering / geo-technical engineering and/or assessments and boring locations / elevations by others
- Wetland studies / field location of existing wetlands located by others
- Determination of Waters of U.S.
- Traffic Studies
- Shop drawing review
- 15-year Law Contracts
- Calculations and exhibits for compensatory Floodplain Storage Analysis
- FEMA Letter of Map Revision (LOMR)
- HEC-RAS Flood Studies
- Analysis of complex offsite drainage systems which include:
 - Offsite systems that are currently developed
 - Offsite systems that require hydraulic modeling
- Erosion Control Inspections

Most of the above services can be furnished by our firm, if required, and compensation could be as mutually agreed, either at our hourly rates (a copy of which is attached) or at a negotiated fee.

Enclosures

[Standard Provisions](#)

[Standard Rates](#)

Terms

Standard reimbursable expenses incurred in pursuit of this project are in addition to the professional fees listed and may include, but are not limited to: Courier services, publication costs, postage, research fees, recording fees and other directly incurred costs associated with the project. Any fees covered by Stoeppelwerth & Associates on behalf of the client will be invoiced at cost plus 10% to facilitate the administrative effort needed to complete these tasks.

This proposal only includes those services described and included herein. Any services provided not described and included herein will be considered additional services and will be charged accordingly at our standard hourly rates.

This proposal represents the entire understanding between you and us with respect to our services and may only be modified in writing signed by both of us. If it satisfactorily sets forth your understanding of the arrangement

between us, we would appreciate you signing and returning a copy of this proposal to us. This proposal will take effect on the date of your signature or when we first perform services, whichever is earlier.

This proposal will be open for acceptance for **30 days** from the above date unless changed by us in writing. This proposal when signed shall become our Agreement and subject to the provisions of the attached "Standard Provisions of Agreement for Professional Services". **Consultant**, as used in this attachment shall be **Stoeppelwerth & Associates, Inc.** and **Client** shall be **The Town of McCordsville**. This proposal, when accepted, shall remain in effect until construction is complete or unless changed by mutual agreement.

Authorization

Having reviewed this Proposal and the Standard Provisions of Agreement for Professional Services attached hereto, acceptance of the Proposal is hereby confirmed and Stoeppelwerth and Associates, Inc. is authorized to proceed.

Accepted On:

By: