

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

November 28, 2018

To: Hamilton County Drainage Board

Re: Cool Creek Drain, Springmill Villas Arm

Attached is a petition filed by Springmill Villas Developer, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springmill Villas Arm, Little Eagle Creek Drain to be located in Washington 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	866 ft.	27" RCP	19 ft.
15" RCP	876 ft.	30" RCP	496 ft.
18" RCP	378 ft.	30" HDPE	73 ft.
21" RCP	402 ft.	36" RCP	195 ft.
24" RCP	55 ft.	42" RCP	216 ft.
6" SSD	1,683 ft.		

The total length of the new storm sewer listed above will be 5,259 feet.

E.M. Osborn Arm

The E.M. Osborn Arm is being replaced with the storm sewer system being installed with Springmill Villas. The drain will be replaced from Sta. 47+70, which is the connection to Str. 48 in Quail Ridge Section 4, to Sta. 38+40, which is the location of new manhole 833 of the Springmill Villas plans by Stoepelwerth and Associates, having job number 50690PLA-MF. This will remove 930 feet from the E.M. Osborn Arm of the Anna Kendall Arm of the Cool Creek Regulated Drain. The property north of Springmill Villas is owned by a large retail chain and is planned to be development in the next few years, which will replace the rest of the original tile on the south side of State Road 32.

E.M. Osborn - Arm 4

A breather will be set on the existing 10" tile at Sta. 2+45 and the tile removed running north and west in Common Area #2 to Sta. 0+00. The drainage from area will be picked up with the storm sewer system and the footage listed above. This will remove 245 feet from the E.M. Osborn Arm of the Anna Kendall Arm of the Cool Creek Regulated Drain.

The total change to the Cool Creek Regulated Drain is a net increase of 4,084 feet.

The retention ponds (Lake #1 and Lake #2) located in Common Area #2 are not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention ponds (lakes) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control will be the responsibility of the Homeowners Association. The Board will retain jurisdiction for ensuring the storage volume for which the pond 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 main lines located in rear yards and common areas. The SSD's in the street will not be part of the regulated drain due to street trees and the Hamilton County Drainage Board discussion on July 9, 2018, (see Hamilton County Drainage Board Minute Book 18, Pages 204 to 206). The street SSD will be the maintenance responsibility of the City of Westfield. Only the main SSD lines which are located within the easement are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portion of the SSD which will be regulated are as follows:

Rear Yard SSDs:

Rear yard lots 7A/B to 9A/B from Str. 808 running north to riser
Rear yard lots 10A/B to 11A/B from Str. 808 to Str. 817A
Rear yard lots 12A/B from Str. 817A running south to riser
Side yard lot 14A from Str. 816 running south to riser
Rear yard lots 13A/B to 14A/B from riser running west to riser
Side yard lot 18A from Str. 819 running south to riser
Rear yard lots 15A/B to 18A/B riser running east to riser
Rear yard lots 19A/B to 21A/B from riser running east to riser
Rear yard lots 15A/B to 26A/B from Str. 820A running north to riser

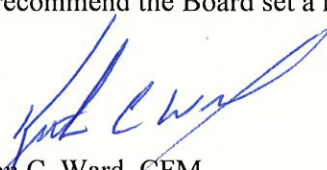
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$15.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. I recommend the commercial, institutional and multi-family residential tracts be set at \$35.00 per acre, with a \$75.00 minimum. With this assessment the total annual assessment for this drain will be \$6,607.70.

In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that time.

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 requests. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Springmill Villas as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 28, 2019.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

JUL 12 2018

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 Springmill Villas Subdivision, Section
N/A 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 Springmill Villas, 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

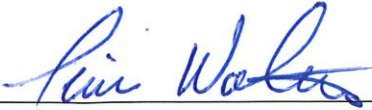
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

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

Tim Walter

Printed Name

July 6, 2018

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Cool Creek Drain, Springmill Villas Arm

On this 28th day of January, 2019, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Cool Creek Drain, Springmill Villas 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.

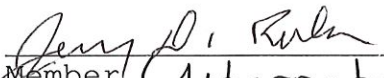
HAMILTON COUNTY DRAINAGE BOARD



President



Member




Member (Alternate)

Attest: 
Executive Secretary

Spring Mill Villas
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 10/8/2018

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 32.00	902	\$ 28,864
12" End Section	EA	\$ 1,400.00	5	\$ 7,000
12" Trash Guard	EA	\$ 600.00	5	\$ 3,000
15" Pipe	LF	\$ 36.00	906	\$ 32,616
18" Pipe	LF	\$ 43.00	378	\$ 16,254
18" End Section	EA	\$ 1,450.00	1	\$ 1,450
18" Trash Guard	EA	\$ 751.00	1	\$ 751
21" Pipe	LF	\$ 48.00	402	\$ 19,296
24" Pipe	LF	\$ 56.00	55	\$ 3,080
24" End Section	EA	\$ 1,500.00	1	\$ 1,500
24" Trash Guard	EA	\$ 900.00	1	\$ 900
27" Pipe	LF	\$ 63.00	763	\$ 48,069
27" End Section	EA	\$ 1,575.00	1	\$ 1,575
27" Trash Guard	EA	\$ 975.00	1	\$ 975
30" Pipe	LF	\$ 72.00	561	\$ 40,392
30" End Section	EA	\$ 1,595.00	3	\$ 4,785
30" Trash Guard	EA	\$ 1,125.00	3	\$ 3,375
36" Pipe	LF	\$ 104.00	195	\$ 20,280
42" Pipe	LF	\$ 135.00	216	\$ 29,160
42" End Section	EA	\$ 1,900.00	1	\$ 1,900
42" Trash Guard	EA	\$ 1,810.00	1	\$ 1,810
Standard Storm Manholes	EA	\$ 2,782.00	19	\$ 52,858
Large Storm Manholes	EA	\$ 3,776.00	14	\$ 52,864
Storm Inlets	EA	\$ 2,226.00	4	\$ 8,904
Sand Backfill and Bedding	TON	\$ 18.00	268	\$ 4,824
				\$ 386,482
				\$ 54,120
				\$ 18,054
				\$ 72,174
				\$ 458,656
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	88	\$ 8,800
Street Centerline Monumentation	EA	\$ 150.00	16	\$ 1,050
				\$ 9,850
Erosion Control				
--> Not Applicable - Property annexed by City of Westfield and governed by Westfield MS4 permit.	LS	NA	NA	NA
				\$ -

BY: 
 Timothy J. Walter, P.E.
 Indiana Registration No. 19900152

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Cool Creek Drain, Springmill Villas Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **January 28, 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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

**Cool Creek Drain,
Springmill Villas Arm**

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Cool Creek Drain, Springmill Villas Arm** on **January 28, 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