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SURVEYOR'S OFFICE
Hamilton County

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May 8, 2020

To: Hamilton County Drainage Board

Re: RJ Craig Drain, South Village Reconstruction

Attached are petition and plans for the proposed reconstruction of a portion of the RJ Craig Drain. This project is to be paid for by the City of Fishers. The proposal is to reconstruct the existing drain per the construction plans by A&F Engineering called "RJ Craig Drain Plans Nickel Plate Drainage, dated 12/11/2019.

The City of Fishers has undertaken the redevelopment of the downtown area. The RJ Craig Drain is a primary drainage outlet in this area. Redevelopment areas involving previous reconstructions of the RJ Craig Drain have included redevelopment areas north and south of 116th street. The redevelopment north of 116th street included the following RJ Craig drain reconstructions: George White Arm – Maple Street Reconstruction in 2014; George White Arm – Fishers' Maple Street Redevelopment in 2014; Fishers Urban Development in 2015; and Jaycee Street Vacation in 2020. Redevelopment south of 116th street involved the 2019 petition for Nickel Plate - South Street Reconstruction. The redevelopment area associated with this current petition is called "South Village" and generally encompasses an area including lots north of Morgan Street on the north side to parcels south of Fishers Pointe Blvd., and from the open ditch on the west side to I-69 on the east side.

The South Village reconstruction of the RJ Craig Drain is being proposed to accommodate additional storm water runoff that will result from the City of Fishers redevelopment efforts in the South Village area. This proposal is part of a master plan for the RJ Craig Drain in the South Village Area of Fishers. The drainage report for this master plan is titled, "RJ Craig Regulated Drain Phase 3 – South Village" by A&F Engineering dated October 2019.

The South Village reconstruction will progress in three phases. The first phase involves installing a 60" orifice on an existing 66" RCP crossing pipe under Fishers Pointe Blvd. The second stage involves widening the open ditch to provide storage

volume. The third phase will involve installing a box culvert to a proposed detention pond south of Fishers Pointe Blvd.

Phase One -

Per the plans by A&F Engineering, the Phase 1 reconstruction will occur between Stations 0+44.75 and 0+52.75, which is on the crossing pipe under Fishers Pointe Blvd. The existing pipe is classified as a crossing pipe on the open drain. It was permitted and was installed as a crossing pipe to facilitate Fishers Pointe Blvd crossing over the open regulated drain. This location corresponds with the original stations 32+08 and 32+00 of the George White Drain (now arm to RJ Craig Drain) installed in 1919.

The Phase 1 reconstruction will consist of the following:

8' of 60" RCP

The length of the Phase 1 reconstruction will be 8'. This project will occur in the same location as the existing drain and will not change the overall length of the RJ Craig drain. The existing open drain at this location will be replaced by the proposed 8' section of 60" RCP. The purpose of the 60" pipe is to serve as an orifice to control downstream flow rates.

The drain will be reconstructed on the following parcels:

Within the right-of-way of Fishers Pointe Blvd, owned by the City of Fishers.; and Heritage Meadows, Sec. 1 Common Area, Parcel No. 15-14-01-02-06-040.000 owned by the Heritage Meadows Homeowners Association, Inc.

Regarding easement, this project is proposed to be constructed within existing right-of-way and drain easement. The ditch is located within existing easement in Heritage Meadows Subdivision, Common Area, as per the secondary plat recorded in the office of the Hamilton County Reorder.

Phase Two -

Per the plans by A&F Engineering, the Phase 2 reconstruction will begin at Station 0+52.75, on the open ditch located north of Fishers Pointe Blvd. The side slopes of the open ditch will be laid back to provide more storm water storage capacity. The upstream end of this reconstruction will be at Station 18+15.11, which is located south of Morgan Drive. This location corresponds with the original stations 32+00 and 49+62 of the George White Drain (now arm to RJ Craig Drain) installed in 1919.

The Phase 2 reconstruction will consist of the following:

1,762' of open drain

The length of the Phase 2 reconstruction will be 1,762'. This project will occur in the same location and will not change the overall length of the RJ Craig drain.

The drain will be reconstructed on the following parcels:

Heritage Meadows, Sec. 1 Common Area, Parcel No. 15-14-01-02-06-040.000 owned by the Heritage Meadows Homeowners Association, Inc.;

Heritage Meadows, Sec. 2 Common Area, Parcel No. 15-14-01-02-07-020.000 owned by the Heritage Meadows Homeowners Association, Inc.;

Heritage Meadows, Sec. 4 Common Area, Parcel No. 15-14-01-02-10-031.000 owned by the Heritage Meadows Homeowners Association, Inc.;

Heritage Meadows, Sec. 5 Common Area, Parcel No. 15-14-01-02-12-031.000 owned by the Heritage Meadows Homeowners Association, Inc.;

Regarding easement, Phase 2 is proposed to be reconstructed within existing drain easement. The ditch is located within existing easement in Heritage Meadows Subdivision, Common Area, as per the secondary plats recorded in the office of the Hamilton County Reorder. Note: On the east side of the drain, the Regulated Drain Easement is 75' measured from the top of bank. This easement is located on lots adjacent to the ditch in Morgan Meadows subdivision, South Village of Nickel Plate subdivision, Royal Drive, and South Pointe Apartments. As those parcels are redeveloped or as the need arises, the owners of those lots may apply for a non-enforcement.

Phase Three -

Per the master plan, future development will trigger the construction of a new detention area and installation of storm pipe by the City of Fishers. For more information regarding the proposed sequence that will trigger the Phase 3 installation, see attached letter by Jason Taylor, Fishers Director of Engineering, dated March 17, 2020.

Per the plans by A&F Engineering, Phase 3 will install a 5' x 10' box culvert under Fishers Pointe Blvd to a proposed detention area. The new pipe will become regulated drain. The detention pond will be owned and maintained by the City of Fishers and will not be considered regulated drain.

The Phase 3 drain will consist of the following:

165' of 5'x 10' Box Culvert

The length of the Phase 3 drain installation will be 165'. This phase will add 165' to the overall length of the RJ Craig drain.

The Phase 3 project will occur on the following parcels:
Heritage Meadows, Sec. 1 Common Area, Parcel No. 15-14-01-02-06-040.000 owned by the Heritage Meadows Homeowners Association, Inc.; and

Right-of-way of Fishers Pointe Blvd, owned by the City of Fishers.; and

Parcel No. 15-14-01-00-03-004.000 owned by the City of Fishers.

Regarding easement, the phase 3 project is proposed to be constructed within a combination of existing easement, existing right-of-way and proposed easement. Prior to Phase 3 construction, the City of Fishers will provide an easement dedication document made out in recordable form to be approved and accepted by the Board (otherwise, the 75' per half easement dimensions per Indiana Code will apply).

General Notes –

All other storm pipes outletting into the RJ Craig Drain at this location are not Hamilton County regulated drain and are the responsibility of either the City of Fishers or the property owners to maintain unless otherwise described as regulated drain in a different report.

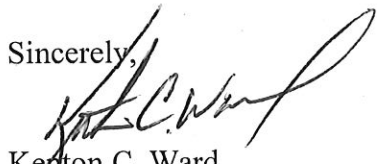
The original RJ Craig Drain was established per Commissioner's Court records dated November 1, 1899 (CR12, page 195). The George White drain was installed in 1919 and was later made an arm to the RJ Craig Drain. In 1991, the RJ Craig Drain was reconstructed per my reports dated June 14, 1990 and August 17, 1990. See Drainage Board Minutes Book 2, pages 453. The Nickel Plate – South Street Reconstruction was approved on July 8, 2019 per my report dated July 8, 2019. See Drainage Board Minutes Book 18, pages 502-504.

The cost of the project is to be paid by the City of Fishers. Therefore, the requirement for posting surety has been waived.

The design and construction of this Hamilton County Regulated Drain is required to be based on the ordinances, policies and standards of the Hamilton County Drainage Board and County Surveyor. The contractor is required to reconstruct the drain per the Hamilton County Drainage Manual and Standard Detail Drawings for Drain Design manual. As a condition of the Board's approval, I recommend that all design revisions and/or field changes be submitted by the contractor or design engineer in writing as a request and approved or denied in writing by the Hamilton County Surveyor's Office prior to installation by the contractor.

I recommend the Board set a hearing for July 27, 2020.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED
DEC 11 2019

OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: _____)
Hamilton County, Indiana)


PETITION FOR RELOCATION AND RECONSTRUCTION

_____ City of Fishers, Indiana _____ (hereinafter "Petitioner"),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the _____ RJ Craig _____ Drain, and in support of said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the _____ RJ Craig _____ Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains, sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and reconstruction of a portion of the _____ RJ Craig _____ Drain, as specifically shown on engineering plans and specifications filed with the Hamilton County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at the sole expense of the Petitioner and such work will result in substantial improvement to the _____ RJ Craig _____ Drain, without cost to other property owners on the watershed of the _____ RJ Craig _____ Drain.
5. Proposed relocation and reconstruction will not adversely affect other land owners within the drainage shed.
6. Petitioner requests approval of the proposed relocation and reconstruction under IC 36-9-27-52.5.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County Drainage Board authorizing relocation and reconstruction of the _____ RJ Craig _____ Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.



Signed
Jason M. Taylor, PE, Director of Engineering

Printed

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
R. J. Craig Drain, South Village Reconstruction

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **R. J. Craig Drain, South Village Reconstruction** came before the Hamilton County Drainage Board for hearing **on July 27, 2020**, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

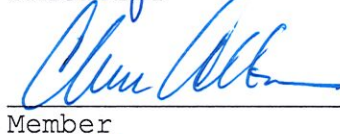
The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

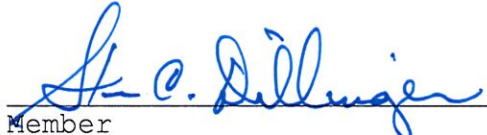
Wherefore, it is ORDERED, that the proposed Reconstruction of the **R. J. Craig Drain, South Village Reconstruction** be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD


PRESIDENT


Member


Member

ATTEST:


Executive Secretary

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

R. J. Craig Drain, South Village Reconstruction

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **R. J. Craig Drain, South Village Reconstruction** on **July 27, 2020** at **9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed 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)
) SS BEFORE THE HAMILTON
)
COUNTY OF HAMILTON) DRAINAGE BOARD

IN THE MATTER OF **R. J. Craig Drain, South Village**
Reconstruction

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **July 27, 2020** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Mark Heirbrandt
PRESIDENT

ATTEST: Lynette Mosbaugh
SECRETARY