



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

October 13th, 2022

To: Hamilton County Drainage Board

Re: Long Branch; The Waterfront of West Clay; Section 5B

Attached is a petition filed by Paul Shoopman, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for The Waterfront of West Clay Section 5B, 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.

Upon reviewing these plans, 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	317 feet	24"	RCP	236 feet
15"	RCP	302 feet	30"	RCP	610 feet
18"	RCP	60 feet	SSD		3,627 feet
21"	RCP	189 feet			

The total length of the drain will be 5,341 feet.

The drain maintenance shall include the inlets, outlets, sub-surface drains and reinforced concrete pipes that are listed as part of the new regulated drain. The maintenance of the detention pond such as, erosion control or mowing and the maintenance of the native banks BMP around the pond and the two hydrodynamic separator water quality BMP structures will be the responsibility of the Waterfront of West Clay HOA or the city of Carmel. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

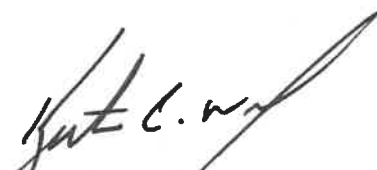
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot to be assessed equally. I also believe that no damages will result to landowners by the constructor of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$2,037.00.

In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to drainage board approval. A bond will be submitted prior to the commencement of construction.

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 plats for Waterfront of West Clay Section 5-B as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 28, 2022.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

(Revised 06/08/04)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

AUG 31 2020

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 Waterfront of West Clay Subdivision, Section
5-B 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 Waterfront of West Clay - Sect. 5-B, 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 
Paul Shoopman
Printed Name
August 20, 2020
Date
8/20/20
Signed Paul Shoopman
Printed Name
8/20/20
Date

Signed
Printed Name
Date
Signed
Printed Name
Date

FINDINGS AND ORDER

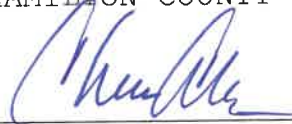
CONCERNING THE MAINTENANCE OF THE

Long Branch Drain
The Waterfront at West Clay Section 5B

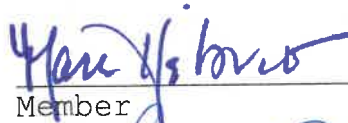
On this 28th day of November, 2022, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the Long Branch Drain, The Waterfront at West Clay Section 5B.

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.

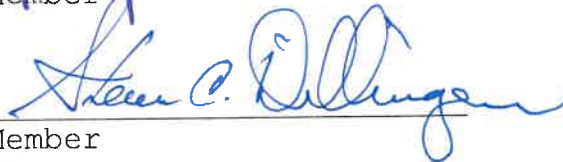
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:



Executive Secretary



ESTIMATE OF PROBABLE COSTS

FILED

AUG 31 2020

OFFICE OF HAMILTON COUNTY SURVEYOR

PROJECT: WATERFRONT OF WESTCLAY SEC 5B **DATE: August 24, 2020**

LOCATION: Carmel, IN **ITEM: SUMMARY** **JOB #: W160409-5B**

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
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STORM SEWER				\$184,628
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8/24/2020

Duane A. Sharrer

Note:

This cost opinion was generated from Construction Plans prepared by Weihe Engineers dated November 20, 2019, with latest revision August 17, 2020

Weihe Engineers
 10505 N. College Avenue
 Indianapolis, IN 46280
 317-846-6611

ESTIMATE OF PROBABLE COSTS

PROJECT: WATERFRONT OF WESTCLAY SEC 5B

DATE: August 24, 2020

LOCATION: Carmel, IN

ITEM: STORM

JOB #: W160409-5B

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
12" RCP PIPE	296	LF	\$26.00	\$7,696.00
15" RCP PIPE	304	LF	\$30.00	\$9,120.00
18" RCP PIPE	60	LF	\$36.00	\$2,160.00
21" RCP PIPE	189	LF	\$41.00	\$7,749.00
24" RCP PIPE	236	LF	\$47.00	\$11,092.00
30" RCP PIPE	610	LF	\$60.00	\$36,600.00
10" HDPE PIPE	24	LF	\$30.00	\$720.00
INLET w/ CURB CASTING	3	EA	\$2,500.00	\$7,500.00
DOUBLE INLET w/ CURB CSTG	2	EA	\$4,000.00	\$8,000.00
MANHOLE w/ FLAT CSTG	3	EA	\$3,500.00	\$10,500.00
MANHOLE w/ B.H. CSTG	3	EA	\$3,500.00	\$10,500.00
DOUBLE INLET w/ CURB CSTG, SUMP & SNOUT	1	EA	\$6,500.00	\$6,500.00
MANHOLE w/ B.H. CSTG, SUMP & SNOUT	1	EA	\$5,200.00	\$5,200.00
10" END SECTION w/ TRASH GUARD	1	EA	\$1,800.00	\$1,800.00
21" END SECTION w/ TRASH GUARD	1	EA	\$2,600.00	\$2,600.00
24" END SECTION w/ TRASH GUARD	1	EA	\$2,900.00	\$2,900.00
30" END SECTION w/ TRASH GUARD	1	EA	\$3,400.00	\$3,400.00
GRANULAR BACKFILL	120	CYDS	\$14.00	\$1,680.00
6" SSD IN STREET w/ STONE	3150	LF	\$10.00	\$31,500.00
4" SUBSURFACE LOT HOOKUPS	790	LF	\$7.00	\$5,530.00
6" SSD BEHIND CURB FOR LOT HOOKUPS	655	LF	\$9.00	\$5,895.00
TELEVISIONING STORM PIPE	1719	LF	\$1.65	\$2,836.35
TELEVISIONING 6" STREET SSD	3150	LF	\$1.00	\$3,150.00
TOTAL STORM				\$184,628.35

Weihe Engineers
 10505 N. College Avenue
 Indianapolis, IN 46280
 317-846-6611

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Long Branch Drain
The Waterfront of West Clay Section 5B Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Long Branch Drain, The Waterfront of West Clay Section 5B Arm** on **November 28, 2022** at **9:30 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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

**Long Branch Drain
Waterfront at West Clay Section 5B Arm**

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **November 28, 2022** 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