



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 05, 2012

To: Hamilton County Drainage Board

Re: Mud Creek – Sand Creek Drainage Area, Fishers Senior Housing Arm

Attached is a petition and plans for the proposed Mud Creek – Sand Creek Drain, Fishers Senior Housing Arm. The arm is being proposed by Fishers Senior Housing Property, LLC. The proposal is to extend an arm across parcel 19-11-32-00-09-002.001, owned by Fishers Senior Housing Property, LLC; parcel 19-11-32-00-00-034.000, owned by Enrique Apartment Company, Ltd.; and parcel 19-11-32-00-00-034.002, owned by Hunt Sand Creek, LLC, as part of the Watermark on Cumberland project per plans by A&F Engineering, Job No. 12054L, revision date 10/10/12.

Per the plans, the arm will be a 550' long open drain with a three (3) foot wide flat bottom, constructed with erosion control measures and will extend from the Watermark detention pond outlet pipe (Sta. 0+00) to the confluence with Sand Creek (Sta. 5+50). The confluence of the new arm with Sand Creek will be located approximately 10' north of the existing 116th Street right-of-way in the Town of Fishers.

This line will consist of the following:

550' of Open Ditch

The total length of the new arm shall be 550 feet. This proposal will add 550 feet to the drain's total length.

The cost of the relocation is to be paid by Fishers Senior Housing Property, LLC. The developer shall provide surety in the amount of 120% of the construction costs of the arm upon approval by the Board.

The easement for the new drain will be as follows: On parcels 19-11-32-00-00-034.000 and 19-11-32-00-00-034.002 the existing easement is adequate to cover the new arm on these parcels. No change to the existing easement is proposed at this time for these parcels. On parcel 19-11-32-00-09-002.001, owned by the petitioner, the easement for the new arm shall be the statutory 75' easement from top of bank. This easement also falls within the existing right of way for 116th Street owned by the Town of Fishers.

The project falls under the requirements as set out in IC 36-9-27-66.0. Therefore, a hearing is required for the petition. I recommend that the Board set a hearing date for December 10, 2012.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/pll

FILED
OCT 10 2012

OFFICE OF HAMILTON COUNTY SURVEYOR

To: Hamilton County Drainage Board

Date: October 10, 2012

Re: Sand Creek Drain

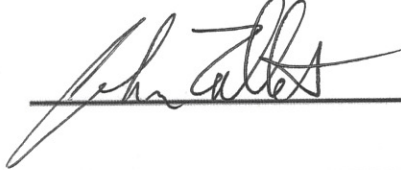
Fishers Senior Housing Property LLC (Here-in-after "Petitioner"),

hereby petitions the Hamilton County Drainage Board under IC 36-9-27-66 for an arm to be installed to the Sand Creek Drain in order to serve the property of the petitioner. The petitioner, in support of said petition, advises the Board that:

1. The Sand Creek Drain is presently on a maintenance program and that land of the petitioner is assessed as benefited by the maintenance of the regulated drain
2. There is no known adequate open or tiled drain connecting the land of the petitioner with the regulated drain;
3. The waters from the petitioners land flow over or through land owned by others to reach the regulated drain;
4. The legal description of lands through which the new regulated drain will run along with the parcel numbers, name and address of each owner of that land is shown on Exhibit "A" which is attached;
5. The general route of the proposed new regulated drain and method of construction is shown on Exhibit "B" which is attached.
6. Petitioner agrees to pay all legal and construction costs involved with the construction of the proposed new regulated drain.

Signed

Printed



John Talbot

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Mud Creek/Sand Creek Drainage Area, Fishers Senior Housing Arm

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Mud Creek/Sand Creek Drainage Area, Fishers Senior Housing Arm** came before the Hamilton County Drainage Board for hearing **on December 10, 2012**, 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.

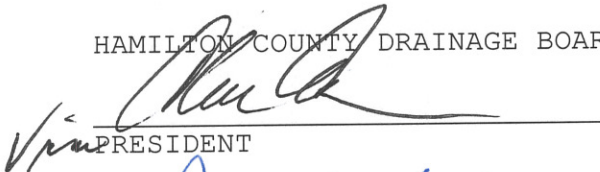
The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included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

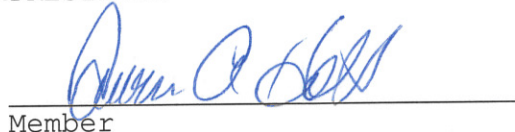
Wherefore, it is ORDERED, that the proposed Reconstruction of the **Mud Creek/Sand Creek Drainage Area, Fishers Senior Housing Arm** be and is hereby declared established.

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

Mud Creek/Sand Creek Drainage Area, Fishers Senior Housing Arm

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 **Mud Creek/Sand Creek Drainage Area, Fishers Senior Housing Arm** on **December 10, 2012 at 12:05 P.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 **Mud Creek/Sand Creek Drainage Area,**
Fishers Senior Housing Arm

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **December 10, 2012** 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.

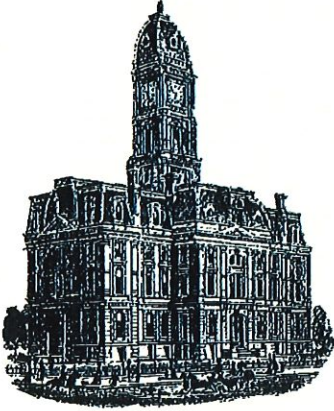
If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Christine Altman
 VICE PRESIDENT

ATTEST: Lynette Mosbaugh
 SECRETARY

KCW



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

To: Hamilton County Drainage Board

March 8, 2017

Re: Mud-Creek Sand Creek Drainage Area- Fishers Senior Housing Arm

Attached are as-built, certificate of completion & compliance, and other information for Fishers Senior Housing Arm. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated November 5, 2012. The report was approved by the Board at the hearing held December 10, 2012. (See Drainage Board Minutes Book 14, Pages 440-442) The changes are as follows: A second pond was added to the project. This shifted the outlet for the detention approximately 138 feet east. Therefore, the open ditch was shortened from 550 feet to 412 feet. The length of the drain due to the changes described above is now **412 feet**.

The easement was outlined in my original report to the Board as the statutory 75' easement from top of bank. The project was paid for by the petitioner, Fishers Senior Housing Property, LLC and a surety was not submitted.

I recommend the Board approve the drain's construction as complete and acceptable.

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor



CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Reserve at Hamilton Trace, Detention Pond Outlet to Sand Creek [CEC Proj. #111-974]

I hereby certify that:

1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I have personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

Signature: 

Date: March 2, 2017

Type or Print Name: Anthony B. Syers

Business Address: 530 East Ohio Street, Suite G
Indianapolis, IN 46204

Telephone Number: 317-655-7777

Indiana Registration Number: LS 20800124



CARDON & ASSOCIATES INC.

inspired living and compassionate care

July 21, 2014

Surveyor's Office
Hamilton County
ATTN: Mr. Kenton Ward
Suite 188, One Hamilton County Square
Noblesville, IN 46060

REF: Change to Drain Length

FILED

JUL 23 2014


OFFICE OF HAMILTON COUNTY SURVEYOR

Dear Mr. Ward:

On behalf of Fishers Senior Property, LLC, I am requesting a change in the length of the legal drain extension that will serve our Reserve at Hamilton Trace project. We ask that the drain now start at the outlet of structure 40 on the south side of the retention pond and terminate in Sand Creek. We will provide as built drawings of this area upon completion of the work.

If there is any additional information you might need please contact me at 317-600-2044 or jtalbot@cardon.us. I look forward to your approval of this request.

Sincerely,



John Talbot
Senior Development Manager

CC:

Aaron Hurt, Civil and Environmental Consultants

11313 USA Parkway
Suite E148
Fishers, IN. 46037

PHONE (317) 600-2060
FAX (317) 842-1716
Visit us at www.cardon.us

The Reserve at Hamilton Trace

11851 Cumberland Road

Fishers, Indiana 46038

Pond Outlets As-Builts

April 08, 2016



PROJECT VICINITY



LOCATION MAP

DESIGN DATA - PROJECT NOTES:

- LOT SIZE: 19.191 Acres
- STORM SEWER: 1,666 LF OF 12" RCP
626 LF OF 15" RCP
834 LF OF 18" RCP
326 LF OF 24" RCP
245 LF OF 30" RCP
- THE CONTRACTOR SHALL SCHEDULE A STORMWATER INFRASTRUCTURE PRE-CONSTRUCTION MEETING WITH THE TOWN OF FISHERS ENGINEERING & PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF FISHERS SPECIFICATIONS AND STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
- DESIGN AND CONSTRUCTION SHALL COMPLY WITH ADA REQUIREMENTS.
- TOTAL IMPERVIOUS AREA = 326,700 SF (7.50 ACRES) WITH FUTURE EXPANSION AREAS.
- PART OF THE PROJECT SITE LIES INSIDE OF THE 100 YEAR FLOOD PLAIN.
- THE FINAL STORMWATER INFRASTRUCTURE INSPECTION WILL NOT BE PERFORMED BY THE TOWN OF FISHERS DEPARTMENT OF ENGINEERING INSPECTOR UNTIL ALL UTILITIES ARE COMPLETED AND FINAL SITE STABILIZATION IS COMPLETED.

OPERATING AUTHORITY
TOWN OF FISHERS
 DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
 ONE MUNICIPAL DRIVE
 FISHERS, INDIANA 46038
 PH: (317) 595-3160

DEVELOPER
CARDON & ASSOCIATES
 11313 USA PARKWAY, SUITE E148
 FISHERS, INDIANA 46038
 PH: (317) 842-1431
 CONTACT: SCOTT RIGNEY OR JOHN TALBOT

ARCHITECT
HOCH ASSOCIATES, P.C.
 11650 N. LANTERN ROAD, SUITE 101
 FISHERS, INDIANA 46204
 PH: (317) 841-0234
 CONTACT: CHRIS MEIER, AIA, LEED AP BD+C

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 530 EAST OHIO STREET, SUITE G
 INDIANAPOLIS, IN 46204
 PH: (317) 655-7777
 FX: (317) 655-7778
 CONTACT: AARON HURT, PE, AICP

LIST OF DRAWINGS

- | | |
|------|-------------------------------------|
| C000 | COVER SHEET |
| C400 | AS-BUILT STORM SEWER PLAN & PROFILE |
| C401 | AS-BUILT POND |

RECORD DRAWING:

THE RECORD DRAWING INFORMATION PRESENTED ON THIS SHEET WAS PERFORMED UNDER MY DIRECT SUPERVISION. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL INFORMATION REPRESENTS CONSTRUCTED CONDITIONS AS OF THE DATE OF THE CERTIFICATION. THE SLOPE PERCENTAGE REPRESENTS A CALCULATED FIGURE AND IS FOR GENERAL INFORMATION ONLY. THE WYE LOCATION INFORMATION WAS FURNISHED BY THE CONTRACTOR AND IS EXCLUDED FROM THE CERTIFICATION.

DATED: APRIL 8, 2016 SIGNED: _____

REPRESENTING: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



REFERENCE:

EXISTING BOUNDARY SURVEY AND TOPOGRAPHY PREPARED BY CENTRAL STATE CONSULTING, 23-B GREEN STREET, BROWNSBURG, IN. PHONE: (317) 858-8662. DATED 10/23/13, PROJ. NO. 13-087. CONTOUR INTERVAL: 1 FT.

FLOOD NOTE:

A PORTION OF THE PARCEL AND STRUCTURE DESCRIBED AND SHOWN HEREIN DOES LIE WITHIN THAT SPECIAL FLOOD HAZARD ZONE "AE" AS SAID PARCEL PLOTS ON COMMUNITY PANEL NUMBER 18057C0255F (DATED FEBRUARY 19, 2003) OF THE FLOOD INSURANCE RATE MAPS FOR MARION COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

BENCHMARKS:

TBM #1 = ELEV 810.89 NAVD 88

CUT "X" SET ON THE NORTH EAST BOLT OF A FIRE HYDRANT +/- 1200 FEET EAST OF THE INTERSECTION OF CUMBERLAND ROAD AND E 116TH ST. ALSO +/- 50 FEET NORTH OF THE CENTERLINE OF 116TH ST. ALSO NEAR THE SOUTHWEST CORNER OF AN EXISTING POND JUST EAST OF A CHASE BANK.

TBM #2 = ELEV 796.03 NAVD 88

CUT "X" SET ON THE NORTHWEST BOLT OF A FIRE HYDRANT +/- 229 FEET WEST OF THE WEST END OF BRIDGE OVER SAND CREEK ON 116TH ST. ALSO +/- 53 FEET NORTH OF THE CENTERLINE OF 116TH ST.

TBM #5 = ELEV 824.02 NAVD 88

CUT SQUARE ON THE SOUTH SIDE OF A CONCRETE LIGHT POLE BASE LOCATED +/- 850 FEET EAST OF CENTERLINE OF CUMBERLAND ROAD AND 1145 FEET NORTH OF 116TH STREET AND 48.5 FEET SOUTH EAST OF A SANITARY MANHOLE.

HOCH ASSOCIATES



ARCHITECTS
ENGINEERS
INTERIORS

FORT WAYNE • INDIANAPOLIS
11650 N LANTERN RD STE 101
FISHERS, INDIANA 47038

TELEPHONE 317.841.0238
TELEFAX 317.849.3500

CONSULTANT:



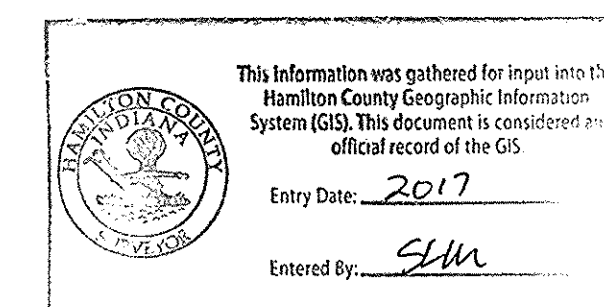
Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 - 877-746-0749
www.cecinc.com

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CARDON & ASSOCIATES
THE RESERVE AT
HAMILTON TRACE
116TH ST. AND CUMBERLAND RD.
FISHERS, IN 46038

NUMBER	DATE	ISSUES	DESCRIPTION

CERTIFICATION:



SHEET TITLE:

TITLE SHEET

PROJECT NUMBER 12564 (CEC 111-974)
 CAD FILE: 111974-SV02-C000
 DRAWN BY: JCB
 CHECKED BY: ABS
 SHEET NUMBER:

C000



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ARCHITECTS
ENGINEERS
INTERIORS

FORT WAYNE - INDIANAPOLIS
11650 N LANTERN RD. STE 101
FISHERS, INDIANA 47038

TELEPHONE 317.841.0238
TELEFAX 317.849.3500

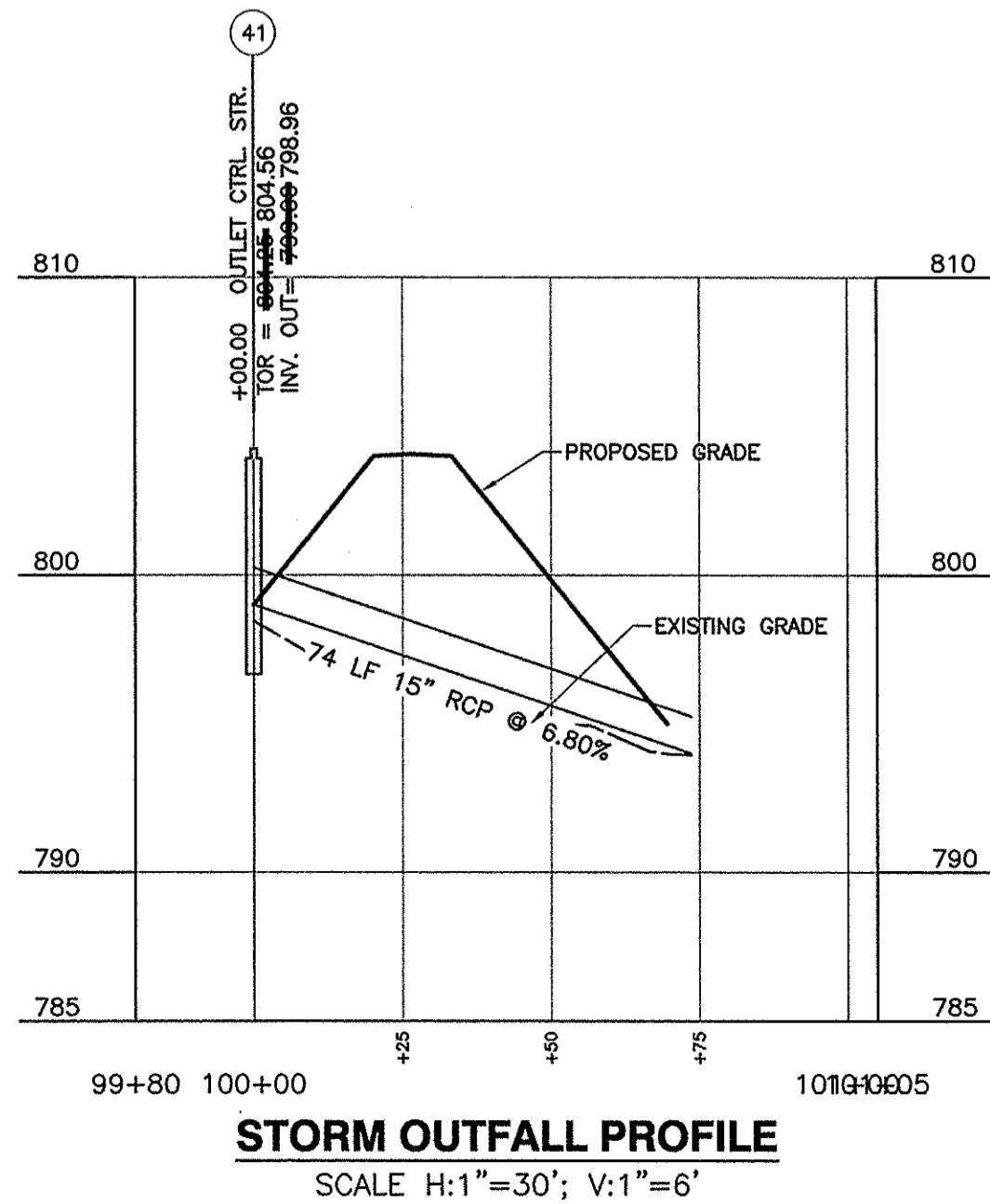
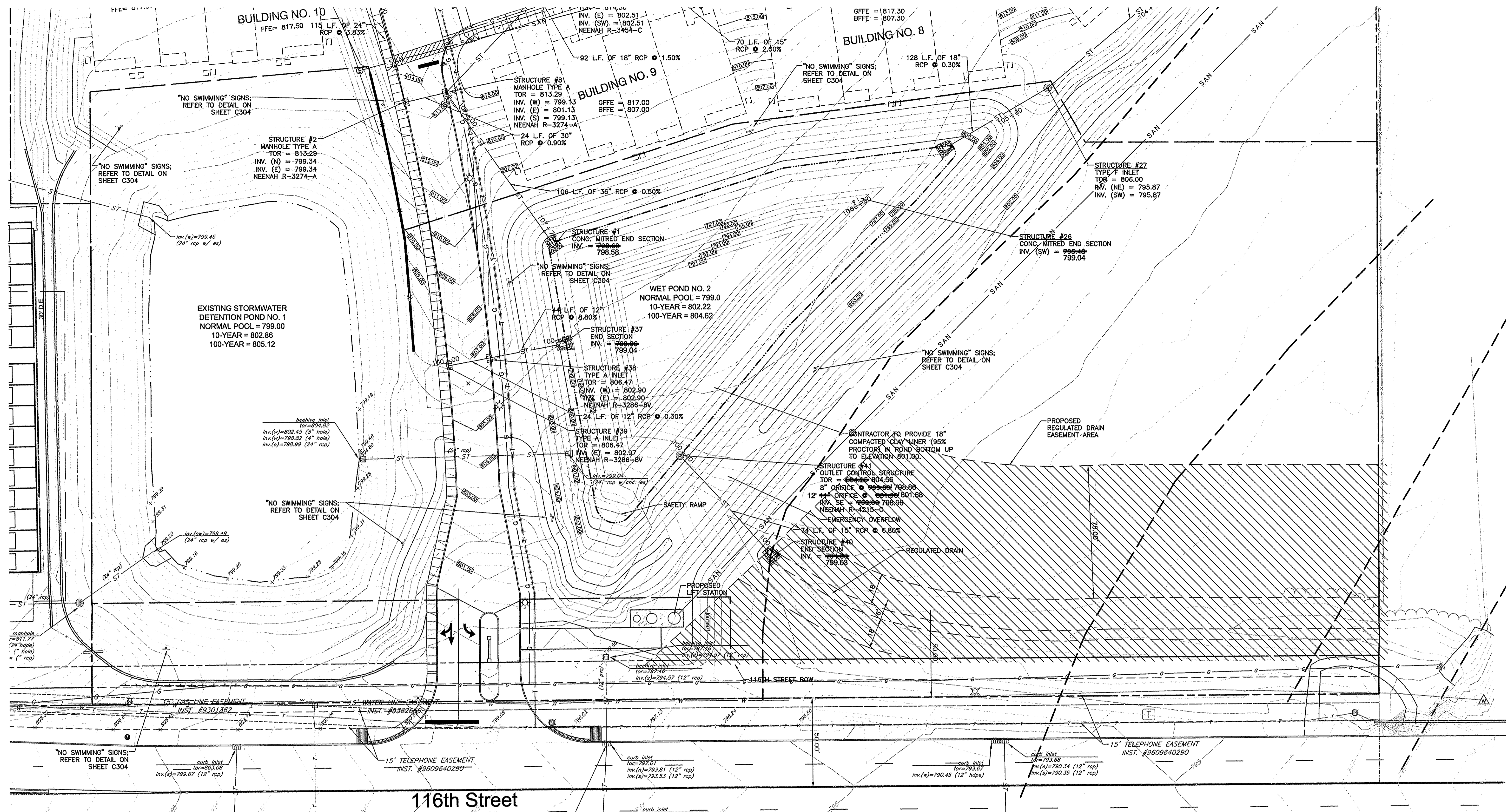
CONSULTANT:



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530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 / 617-746-0749
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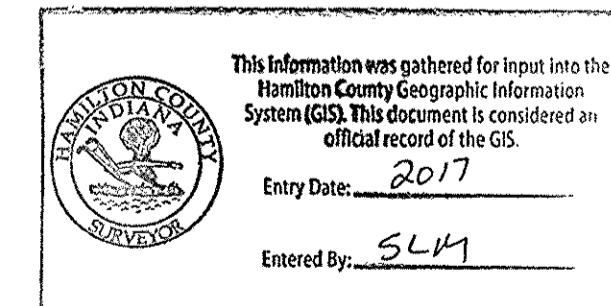
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FISHERS, IN 46038



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DATED: APRIL 8, 2016 SIGNED: _____
REPRESENTING: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



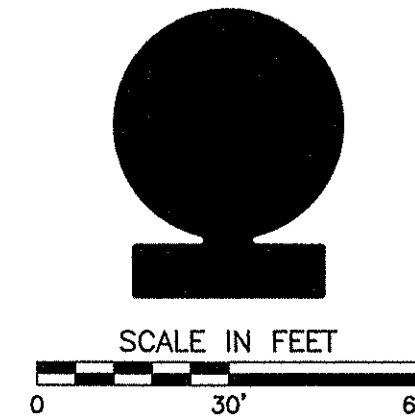
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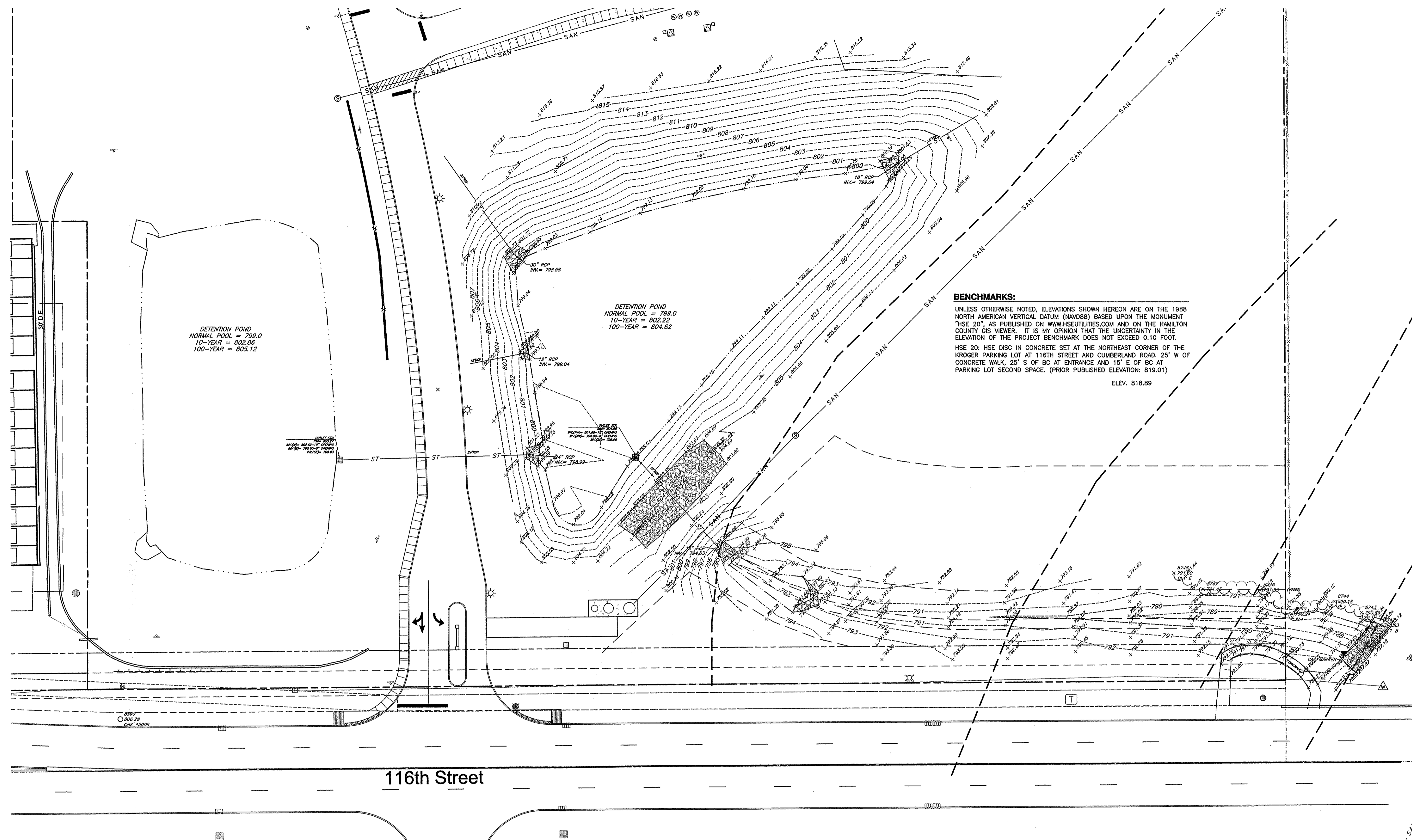
CERTIFICATION:	ISSUES

AS-BUILT STORM SEWER PLAN AND PROFILE

PROJECT NUMBER 12564 (CEC 111-974)
CAD FILE: 111974-SV02-C400
DRAWN BY: JCB
CHECKED BY: ABS

SHEET NUMBER: **C400**





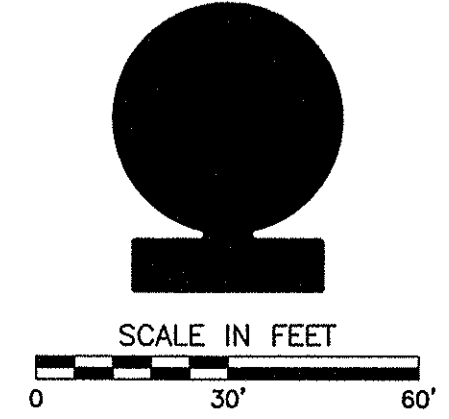
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DATED: APRIL 08, 2016 SIGNED: _____
 REPRESENTING: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

Entry Date: 2017
 Entered By: SLM



HOCH ASSOCIATES

ARCHITECTS
 ENGINEERS
 INTERIORS

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 11650 N LANTERN RD. STE 101
 FISHERS, INDIANA 47038

TELEPHONE 317.841.0238
 TELEFAX 317.849.3500

CONSULTANT:

CEC

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CARDON & ASSOCIATES
THE RESERVE AT
HAMILTON TRACE
116TH ST. AND CUMBERLAND RD.
FISHERS, IN 46038

NUMBER	DATE	ISSUES	DESCRIPTION

CERTIFICATION:

SHEET TITLE:
AS-BUILT POND

PROJECT NUMBER 12564 (CEC 111-974)
 CAD FILE: 111974-SV02-C401
 DRAWN BY: JCB
 CHECKED BY: ABS
 SHEET NUMBER:
C401