

KSW

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

June 5, 2017

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Heritage at Spring Mill Section 2 Arm

Attached is a petition filed by SNAP I Properties, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Heritage at Spring Mill Section 2 Arm, Williams Creek Drain to be located in Clay 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	1,299 ft.	27" RCP	249 ft.
15" RCP	384 ft.	36" RCP	110 ft.
18" RCP	343 ft.	48" RCP	100 ft.
21" RCP	178 ft.	6" SSD	5,745 ft.
24" RCP	133 ft.		

The total length of the drain will be 8,541 feet.

The detention ponds (existing ponds) located in Common Area A and B are not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the pond such as sediment removal and erosion control along the banks, mowing, aquatic vegetation maintenance and control, and anything required per the Storm Water Quality Maintenance and Operations Manual will be the responsibility of the Homeowners Association. 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.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs, those main lines in front/rear yards, and those in common areas. Only the main SSD lines as described below, which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portions of the SSD which will be regulated and maintained are as follows:

Curbline SSD in Streets:

Heritage Terrace Lane
Heritage View Lane
Valeside Crescent

Front/Rear Yard SSDs:

Rear yard lots 1 to 3 from Str. 134 running east to riser
Rear yard lot 4 from Str. 134 running west to riser
Rear yard lot 5 from Str. 133 running east to riser
Rear yard lots 6 & 7 from Str. 133 running west to riser
Rear yard lot 7 from Str. 130 running east to riser
Rear yard lot 8 from Str. 130 running west to riser
Rear yard lot 9 from Str. 131 running east to riser
Rear yard lots 10 & 11 from Str. 131 running west to riser
Rear yard lots 12 & 13 from Str. 136 running east to riser
Rear yard lots 13 & 14 from Str. 136 running west to riser
Rear yard lot 15 from main line SSD running south to riser
Front yard lot 15 from Str. 138 running south to riser
Front yard lots 17 to 21 from Str. 138 running NE to riser
Rear yard lot 22 from Str. 126 running west to riser
Rear yard lots 23 & 24 from Str. 126 running east to riser
Rear yard lot 24 from Str. 125 running west to riser
Common Area A from Lot 23 SSD running north to riser
Common Area A from Str. 141 running north to riser
Rear yard lots 29 to 31 from Str. 120 running NW to riser
Common Area E from Str. 122 running east to riser
Rear yard lots 32 & 33 from Str. 120 running west to riser
Rear yard lots 33 to 36 from Str. 120 running east to riser
Rear yard lots 36 to 38 from Str. 111 running west to riser

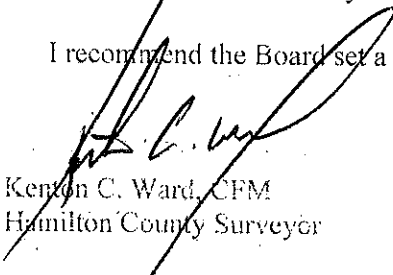
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for 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 \$3,071.80.

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 request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Heritage at Spring Mill, Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for July 24, 2017.


Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pli

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

FEB 21 2017

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of Heritage at Spring Mill Subdivision, Section
1 and 2 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 Heritage at Spring Mill, 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

Nick Churchill,

Printed Name

2/9/2017

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain, Heritage at Springmill Section 2 Arm

On this 24th day of July, 2017, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Williams Creek Drain, Heritage at Springmill Section 2 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

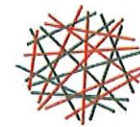
Member

Attest:



Executive Secretary

Snap I Properties, LLC
 Project: Heritage at Spring Mill
 HWC Project No. 2016-094-A
 Date: 04/16/17



HWC
 ENGINEERING

PERFORMANCE BOND - ENGINEERS ESTIMATE						
	ITEM NAME:	UNIT	QUANTITY	UNIT COST	AMOUNT	
STORM SEWER	12" RCP	LF	1269	\$ 30.00	\$ 38,070.00	
	15" RCP	LF	384	\$ 35.00	\$ 13,440.00	
	18" RCP	LF	343	\$ 40.00	\$ 13,720.00	
	21" RCP	LF	178	\$ 45.00	\$ 8,010.00	
	24" RCP	LF	133	\$ 50.00	\$ 6,650.00	
	27" RCP	LF	231	\$ 55.00	\$ 12,705.00	
	12" END SECTION	EA	3	\$ 3,000.00	\$ 9,000.00	
	27" END SECTION	EA	1	\$ 6,000.00	\$ 6,000.00	
	12" TRASH GUARD	EA	3	\$ 1,000.00	\$ 3,000.00	
	27" TRASH GUARD	EA	1	\$ 1,500.00	\$ 1,500.00	
	MANHOLE, STANDARD	EA	15	\$ 3,500.00	\$ 52,500.00	
	STANDARD INLET	EA	15	\$ 2,500.00	\$ 37,500.00	
	DOUBLE INLET	EA	2	\$ 4,000.00	\$ 8,000.00	
	CURB SSD	LF	3873	\$ 10.00	\$ 38,730.00	
	SWALE SSD	LF	1962	\$ 10.00	\$ 19,620.00	
	SSD LATERALS	EA	38	\$ 200.00	\$ 7,600.00	
	GRANULAR BACKFILL	TON	350	\$ 12.00	\$ 4,200.00	
	STORM SEWER SUBTOTAL:					\$ 280,245.00
	STORM SEWER PERFORMANCE BOND (120%):					\$ 336,294.00
	MONUMENTATION	LOT CORNERS	EA	125	\$ 35.00	\$ 4,375.00
CENTERLINE		EA	14	\$ 200.00	\$ 2,800.00	
CONCRETE 4X4 PROPERTY CORNERS		EA	10	\$ 500.00	\$ 5,000.00	
MONUMENTATION SUBTOTAL:					\$ 12,175.00	
MONUMENTATION PERFORMANCE BOND (120%):					\$ 14,610.00	

This Engineer's Estimate is an opinion of probable construction cost made on the basis of Engineer's experience and represent Engineer's judgement as a qualified professional generally familiar with the industry. However, since Engineer has no control over the cost of materials, equipment, labor or market conditions, Engineer cannot guarantee that actual construction cost will not vary from this Engineer's Estimate.

Brandon T. Burke

Brandon T. Burke, P.E.
 HWC Engineering



BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Williams Creek Drain,
Heritage at Springmill Section 2 Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the Williams Creek Drain, Heritage at Springmill Section 2 Arm on July 24, 2017 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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Williams Creek Drain, Heritage at Springmill Section 2 Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on July 24, 2017 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