

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

April 25, 2018

To: Hamilton County Drainage Board

Re: Williams Creek Drain, West Rail at the Station Section 2 Arm

Attached is a petition filed by Beazer Homes of Indiana, LLP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the West Rail at the Station Section 2 Arm, Williams 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	952 ft.	24" RCP	174 ft.
15" RCP	381 ft.	30" RCP	618 ft.
18" RCP	154 ft.	6' SSD	4,503 ft.
21" RCP	200 ft.		

The total length of the new drain will be 6,982 feet.

With this project, 1063 feet of the Charles Osborn Arm 3 of the William Creek Drain from Sta. 15+91 to Sta. 26+54 shall be vacated. This drain is being replaced by the subdivision storm sewers being installed to drain this area. This will result in a total change of 5,919 being added to the Williams Creek Drain's total length.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines 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 portion of the SSD which will be regulated other than those under curbs are as follows:

Curbline SSD in Streets:

Turntable Court
West Rail Drive

Rear Yard SSDs:

Rear yard lots 126 to 127 from Str. 217 to Str. 218
Rear yard lots 128 to 130 from Str. 217 running west to riser
Rear yard lots 131 to 133 from Str. 260 running north to riser
Rear yard lots 134 to 136 from Str. 260 to Str. 259
Rear yard lot 137 from Str. 259 running south to riser
Rear yard lots 170 to 172 from Str. 249 running west to riser
Rear yard lots 173 and 174 from Str. 248 running west to riser
Rear yard lots 147 and 148 from Str. 245 running north to riser
Rear yard lot 149 from Str. 245 running south to riser
Rear yard lots 175 to 177 from Str. 248 to Str. 225
Rear yard lot 180 from Str. 233 to Str. 244
Rear yard lots 181 to 183 from Str. 244 to Str. 245

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, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$2,196.90.

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 plats for West Rail at the Station 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 23, 2018.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

APR 27 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 West Rail at the Station Subdivision, Section
Two 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 West Rail at the Station Section Two, 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.

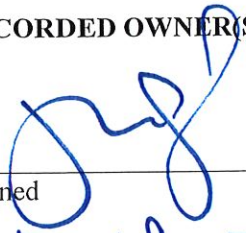
The Petitioner also agrees to the following:

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



Printed Name

RYAN SMITH

Date

4/25/12

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



FINDINGS AND ORDER

CONCERNING THE PARTIAL VACATION OF THE

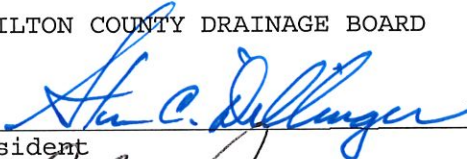
Williams Creek Drain, Charles Osborn Arm 3
West Rail at the Station Section 2 Arm

Station 15+91 to Station 26+54

On this 23rd day of July, 2018, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the Williams Creek Drain, Charles Osborn Arm 3, West Rail at the Station Section 2 Arm (Station 15+91 to Station 26+54).

Evidence has been heard. Objections were presented and considered. The Board then adopted an order of action. The Board now finds that the costs of continued maintenance to the portion of the above drain exceed the benefits to the real estate benefited by the portion of the drain to be abandoned and issues this order vacating the above section of the Williams Creek Drain, Charles Osborn Arm 3, West Rail at the Station Section 2 Arm (Station 15+91 to Station 26+54).

HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:



FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain,
West Rail at the Station Section 2 Arm


On this 23rd day of July, 2018, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Williams Creek Drain, West Rail at the Station 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

ENGINEER'S ESTIMATE OF PROBABLE COST

Project: West Rail @ the Station - Section 2
 W150389-2

Date: 5/23/2018

STORM SEWERS

			Quantity	Unit Price	Gross Price
Structures	Small Manhole	EA	1	\$ 1,952.00	\$ 1,952.00
	Large Manhole	EA			\$ -
	Small Beehive Inlet	EA	10	\$ 1,770.00	\$ 17,700.00
	Large Beehive Inlet	EA			\$ -
	Small Single Curb Inlet	EA	14	\$ 2,055.00	\$ 28,770.00
	24" End Section	EA	1	\$ 1,336.00	\$ 1,336.00
	30" End Section	EA	1	\$ 1,626.00	\$ 1,626.00
	Large Single Curb Inlet	EA			\$ -
	6" Subsurface Drain - Curbs	LF	3450	\$ 9.20	\$ 31,740.00
	6" Subsurface Drain - Swales	LF	3000	\$ 9.20	\$ 27,600.00
	SSD Risers	EA	16	\$ 269.50	\$ 4,312.00
	Lot Leads	EA	38	\$ 99.00	\$ 3,762.00
	Granular Backfill	TONS	230	\$ 20.50	\$ 4,715.00
	Stone Bedding	TONS	740	\$ 21.50	\$ 15,910.00
Rip-Rap	TONS	50	\$ 40.00	\$ 2,000.00	
STORM SEWER TOTAL:					\$ 241,359.30

Qty	Measurement	Size	Material	Unit Price	Gross Price
1306	Linear feet of	12"	RCP	\$ 19.00	\$ 24,814.00
492	Linear feet of	15"	RCP	\$ 23.10	\$ 11,365.20
660	Linear feet of	18"	RCP	\$ 27.40	\$ 18,084.00
200	Linear feet of	21"	RCP	\$ 32.25	\$ 6,450.00
241	Linear feet of	24"	RCP	\$ 37.10	\$ 8,941.10
618	Linear feet of	30"	RCP	\$ 49.00	\$ 30,282.00

EROSION CONTROL

			Quantity	Unit Price	Gross Price
Seeding	Curb Inlet Basket	EA	16.0	\$ 145.00	\$ 2,320.00
	Beehive Protection	EA	17.0	\$ 80.00	\$ 1,360.00
	Silt Fence - Perimeter	LF	6,727	\$ 1.15	\$ 7,736.05
	Seed & Straw behind Curb	SF	120,897	\$ 0.04	\$ 4,835.88
	EC Blanket w/ Perm Seed - Lake	SF	32,402	\$ 0.14	\$ 4,536.28
	EC Blanket w/ Perm Seed - Swales	SF	90,965	\$ 0.13	\$ 11,825.45
	Permanent Seeding	SF	14,269	\$ 0.04	\$ 570.76
	Temporary Seed w/ Mulch	SF	924,524	\$ 0.03	\$ 27,735.72
EROSION CONTROL TOTAL					\$ 60,920.14

MONUMENTATION

			Quantity	Unit Price	Gross Price
Misc.	Monumentaion & Street Control	EA	13	\$ 164.00	\$ 2,132.00
	Property Corners	LOT	42	\$ 100.00	\$ 4,200.00
MONUMENTATION TOTAL					\$ 6,332.00

SUMMARY

	Total	Performance Guarantee	Maintenance Guarantee
Storm Sewers	\$ 241,359.30	\$ 289,631.16	N/A
Erosion Control	\$ 60,920.14	\$ 73,104.17	N/A
Monumentation	\$ 6,332.00	\$ 7,598.40	N/A
	\$ 308,611.44	\$ 370,333.73	

COMMENTS:

Bond Estimate Prepared by:

Signature: Alvin E. Skoog, Jr.

Printed Name: Alvin E. (Rusty) Skoog, Jr.

Title: Sr. Project Manager

Date: 23-May-18



BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

*Williams Creek Drain,
West Rail at the Station 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, West Rail at the Station Section 2 Arm** on **July 23, 2018** 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, West Rail at the Station Section 2

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on July 23, 2018 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