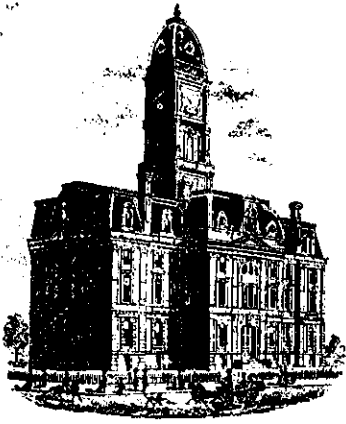


**Drain:** JOHN OSBORN DRAIN      **Drain #:** 162  
**Improvement/Arm:** KINGSMILL-SECTION 2  
**Operator:** JOH      **Date:** 6-3-04  
**Drain Classification:** Urban/Rural      **Year Installed:** 1995

### GIS Drain Input Checklist

- Pull Source Documents for Scanning JOH
- Digitize & Attribute Tile Drains N/A
- Digitize & Attribute Storm Drains JOH
- Digitize & Attribute SSD JOH
- Digitize & Attribute Open Ditch N/A
- Stamp Plans JOH
- Sum drain lengths & Validate JOH
- Enter Improvements into Posse JOH
- Enter Drain Age into Posse [Signature]
- Sum drain length for Watershed in Posse [Signature]
- Check Database entries for errors JOH





SURVEYOR'S OFFICE  
**Hamilton County**

Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2230

April 11, 1995

TO: Hamilton County Drainage Board

RE: John Osborn Drain-Kingsmill Section 2

Attached is a petition, non-enforcement request, plans, calculations, quantity summary and assessment roll for the Kingsmill Section 2 Arm of the John Osborn Drain. I have reviewed the submittals and petition and 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:

6"	SSD	7004ft	21"	RCP	34ft
12"	RCP	493ft	27"	RCP	688ft
15"	RCP	160ft	36"	RCP	36ft
18"	RCP	441ft			

The total length of the drain will be 8856 feet.

The retention pond (lake) located at the rear of Lots 54 to 57 and 60 to 63 is not to be considered part of the regulated drain. Only the inlet and outlet will be maintained as part of the regulated drain. The maintenance of the pond (lake) will be the responsibility of the Homeowners Association. The Board will however, retain jurisdiction for ensuring the storage volume for which the lake 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 and those main lines between lots or in rear yards. Only the main SSD lines which are located within the easement/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: Rear of Lots 28 to 34 and 75 to 76.

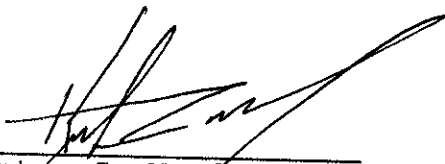
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$25.00 per lot, \$2.00 per acre for roadways, with a \$25.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$ 925.00

Parcels assessed for this drain may be assessed for the Williams Creek, Osborn-Collins or Springmill Runn Drains at sometime in the future.

I beleive 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. This request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Kingsmill-Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for May 1995.



Kenton C. Ward  
Hamilton County Surveyor  
KCW/no

STATE OF INDIANA )  
 ) SS:  
COUNTY OF HAMILTON )

TO: Hamilton County Drainage Board, Noblesville, Indiana  
% County Surveyor, Courthouse, Noblesville, Indiana

In the matter of Kings Mill Section Two 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 Kings Mill 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 improvement 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 for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 100% of the Engineers 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 the Engineer throughout the construction phase. At completion of the project the Petitioners 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 shall request all changes from the approved plan 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 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 Surveyor shall immediately install or repair the needed measures as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain.

  
\_\_\_\_\_  
SIGNED

Steve A. Wilson  
\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
SIGNED

\_\_\_\_\_  
PRINTED NAME

RECORDED OWNER (S) OF LAND INVOLVED

DATE \_\_\_\_\_, 19\_\_\_\_

IN RE: \_\_\_\_\_ }  
Hamilton County, Indiana }

PETITION FOR RELOCATION AND RECONSTRUCTION

Kings Mill Corporation (hereinafter "Petitioner"),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the John, George & Mollie Osborn Drain, and in support of said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the John, George & Mollie Osborn 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 John, George & Mollie Osborn 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 John, George & Mollie Osborn Drain, without cost to other property owners on the watershed of the John, George & Mollie Osborn Drain.

WHEREFORE, Petitioner requests that an Order issue from the Hamilton County Drainage Board authorizing relocation and reconstruction of the John, George & Mollie Osborn Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.

  
\_\_\_\_\_  
Signed

Steve A. Wilson  
\_\_\_\_\_  
Printed Name

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

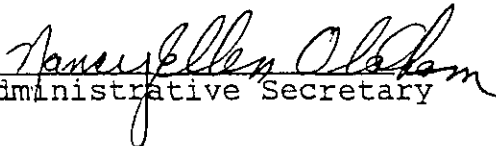
IN THE MATTER OF THE John Osborn Drain-Kingsmill Section 2

NOTICE

TO WHOM IT MAY CONCERN AND \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is hereby given of the Hearing of the Hamilton County Drainage Board on the John Osborn Drain-Kingsmill Section 2, on May 22, 1995, at 9:35 A.M. in the Commissioners' Court, Hamilton County Judicial Center, One Hamilton County Square Noblesville, Indiana and which the Maintenance Report of the Board have been filed and are available for public inspection in the Office of the Hamilton County Surveyor.

Hamilton County Drainage Board

ATTEST   
Administrative Secretary

ONE TIME ONLY



BEFORE THE HAMILTON  
COUNTY DRAINAGE BOARD  
IN THE MATTER OF THE

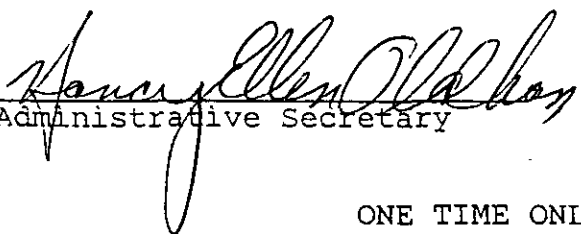
John Osborn DRAIN  
Kingsmill Section 2

NOTICE

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

  
Administrative Secretary

ONE TIME ONLY

**STANDBY LETTER OF CREDIT**

Letter of Credit No: 44383

Date: March 2, 1995

**BENEFICIARY**

HAMILTON COUNTY DRAINAGE  
BOARD  
1 Hamilton County Square  
Noblesville, IN 46060

**FOR ACCOUNT OF**

KINGSMILL CORPORATION  
P.O. Box 649  
Carmel, IN 46032

We hereby establish our Irrevocable Letter of Credit in your favor, for the account indicated above, for the sum or sums not exceeding an aggregate amount of USD144,327.00 (One Hundred Forty Four Thousand Three Hundred Twenty Seven U.S. Dollars).

Funds are available by your draft(s) at sight drawn on National City Bank, Indiana Indianapolis, Indiana.

Drafts are to be accompanied by:

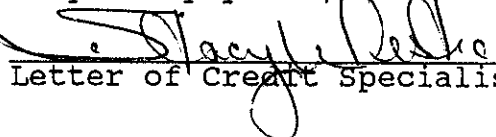
1. The original of this Letter of Credit No. 44383.
2. Beneficiary's signed statement stating that "Kingsmill Corporation has failed to complete the storm sewers (\$105,000), subsurface drain (\$26,000), erosion control (\$11,827) and monuments & markers (1,500) in Kings Mill, Section II." *th*


All drafts drawn under this Letter of Credit are to be endorsed hereon and shall bear the clause: "Drawn under National City Bank, Indiana Indianapolis, Indiana Letter of Credit No. 44383", and must be drawn and presented at this office on or before March 2, 1996.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon proper presentation.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce, Publication No.500.

Very truly yours,

  
Letter of Credit Specialist I

  
Assistant Vice President  
International Operations Manager



SURVEYOR'S OFFICE  
**Hamilton County**

*Kenton C. Ward, Surveyor*

*Suite 146*

*776-8495*

*One Hamilton County Square*

*Noblesville, Indiana 46060-2230*

May 8, 1996

To: Hamilton County Drainage Board

Re: John Osborn Drain  
Kingsmill Arm Section 2

Attached are as-builts, certificate of completion & compliance, and other information for Kingsmill Seciton 2. 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 April 11, 1995. The changes are as follows:

Structure 19 to structure 18 was missed on the original report. This structure consists of 15" RCP at 28' feet in length.

STR 11 to special manhole #21 consists of 36" RCP and was shortened from 181' feet to 138' feet. The 36" RCP was incorrectly totaled on the original report. The correct length of 36" RCP is 541' feet.

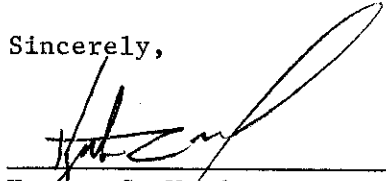
The length of the drain due to the changes described above is now 9,389 feet.

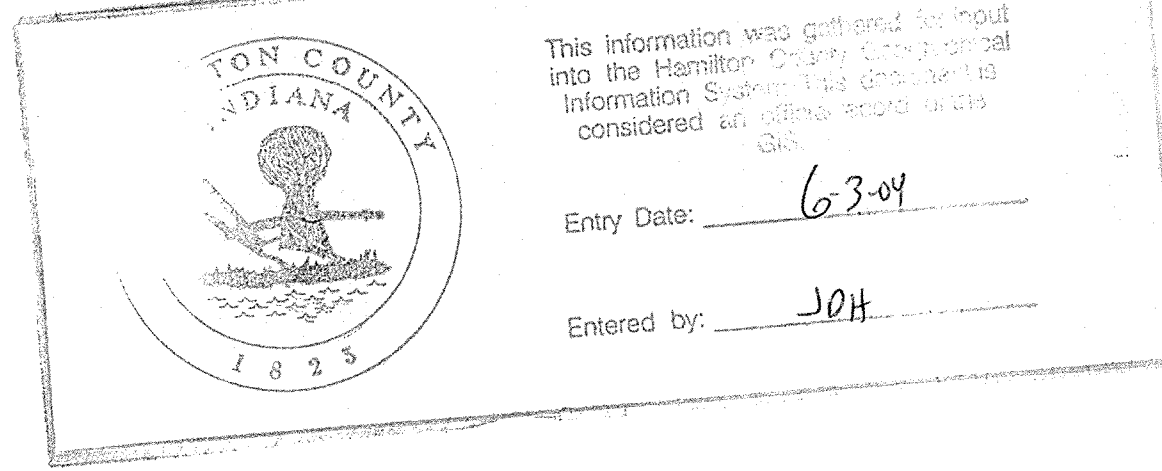
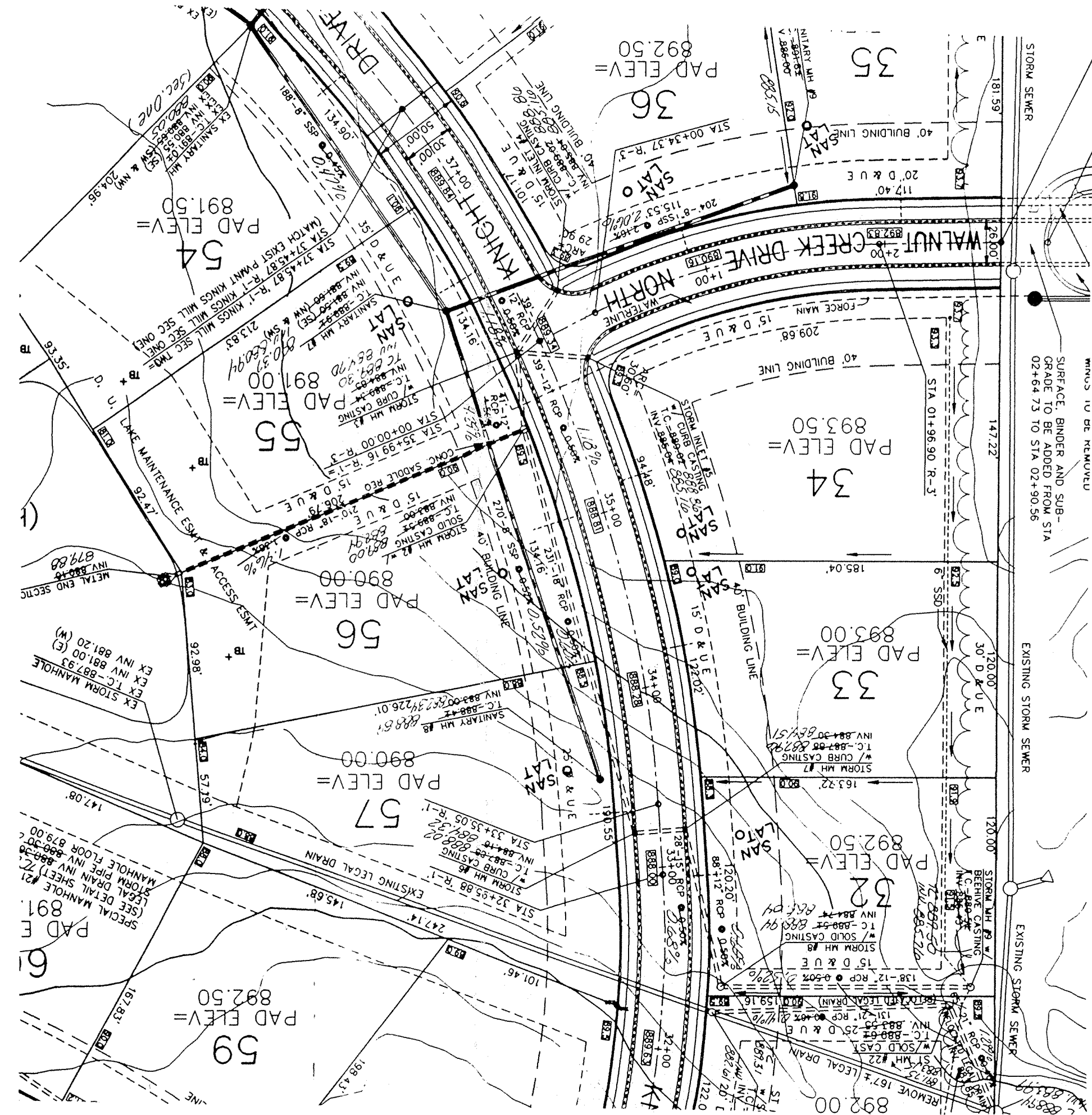
The non-enforcement was approved by the Board at its meeting on May 22, 1995.

The bond or letter of credit from National City Bank, number 44383, dated March 2, 1995, in the amount of \$144,327, has been released.

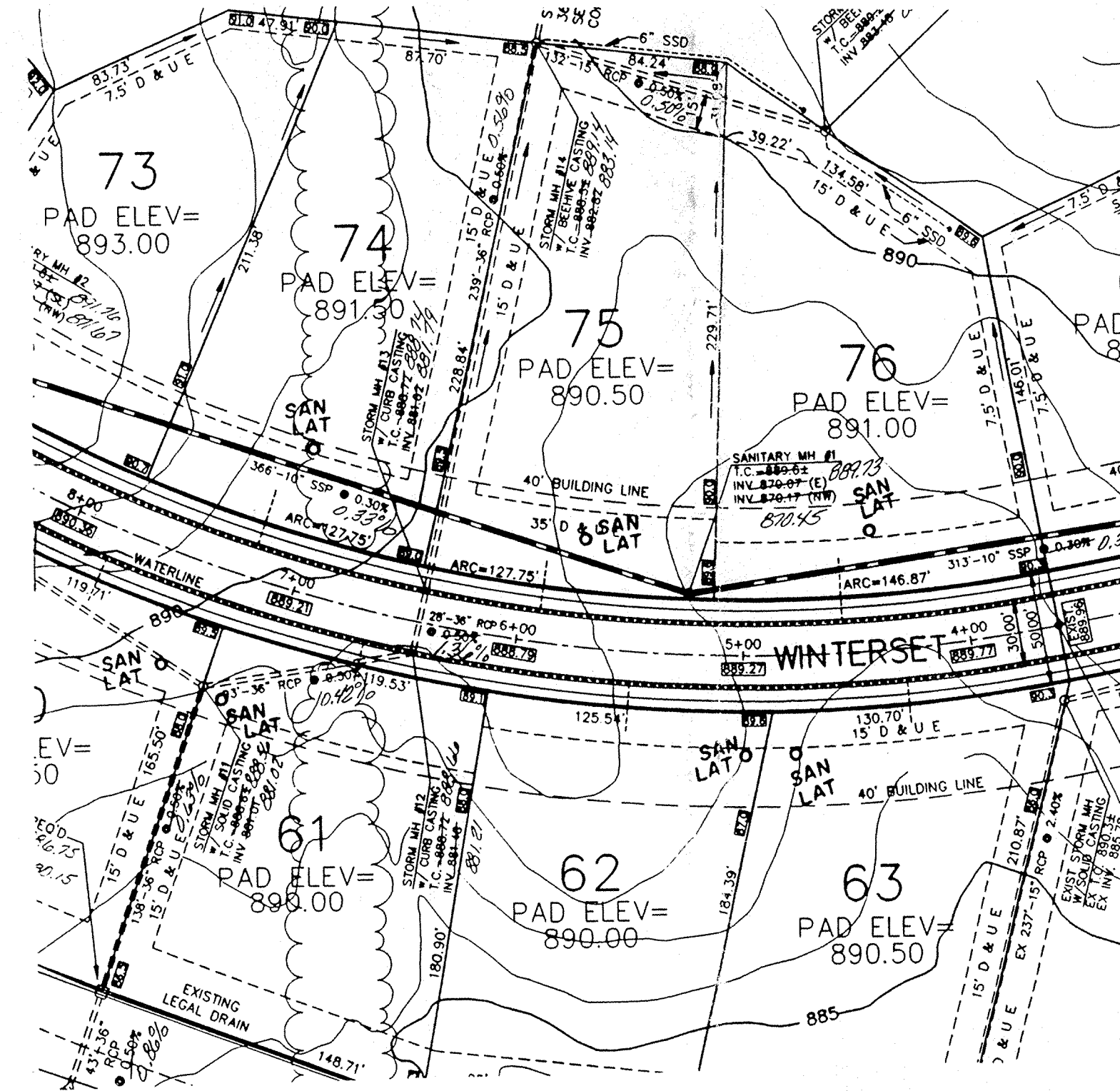
I recommend the Board approve the drains construction as complete and acceptable.

Sincerely,

  
\_\_\_\_\_  
Kenton C. Ward  
Hamilton County Surveyor



"RECORD DRAWING" Storm Sewers  
 Top of Castings, Inverts, Grades  
*Allan H. Weihe*  
 Allan H. Weihe, Reg. P.E. Indiana #8827

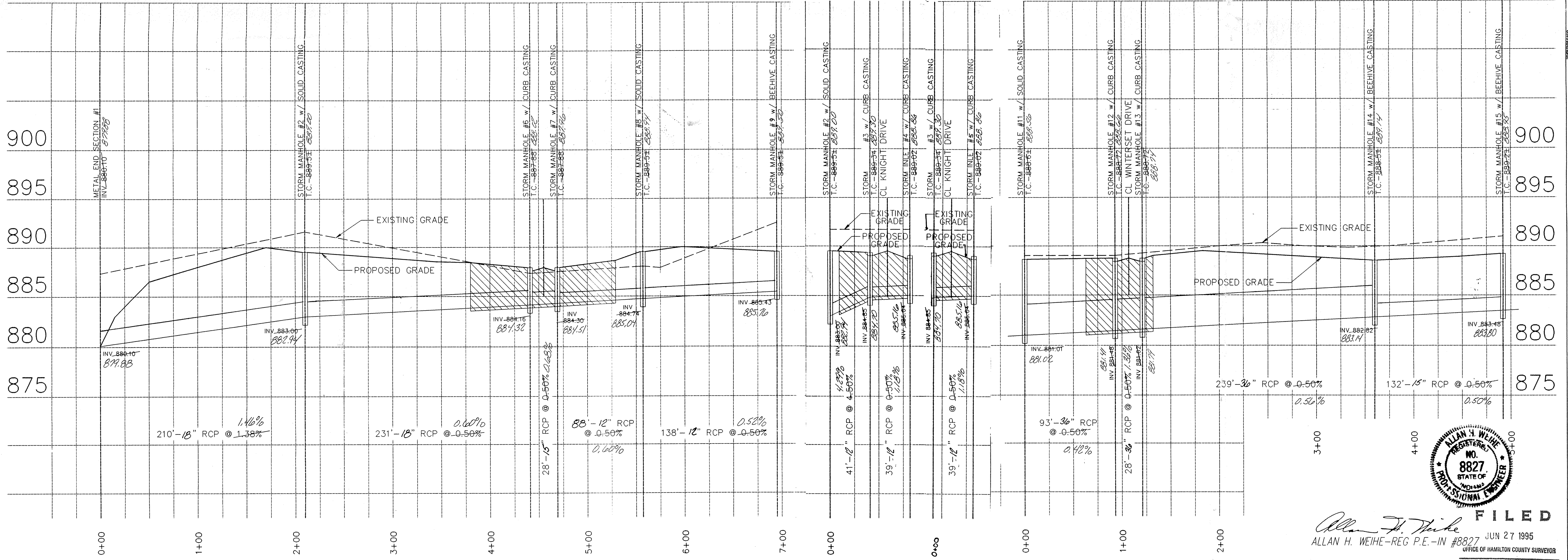


NOTE: THE ENGINEER AND/OR OWNER  
 DISCLAIM ANY ROLE IN THE CONSTRUCTION  
 MEANS AND METHODS ASSOCIATED WITH THE  
 PROJECT AS SET FORTH IN THESE PLANS.

PREPARED FOR:  
 THE KINGSMILL DEVELOPMENT CORP.  
 CARMEL, INDIANA  
 STEVEN A. WILSON 846-2555  
 RICHARD J. CARRIGER 846-9221

PREPARED BY:  
 WEIHE ENGINEERS, INC.  
 10505 N. COLLEGE AVE.  
 INDIANAPOLIS, IN 46280  
 TELE: (317) 846-6611

SCALE: Horizontal 1"=50'  
 Vertical 1"=5'



*Allan H. Weihe*  
 ALLAN H. WEIHE-REG. P.E. - IN #8827 JUN 27 1995  
 OFFICE OF HAMILTON COUNTY SURVEYOR

WEIHE ENGINEERS, INC.  
 10505 N. COLLEGE AVE.  
 INDIANAPOLIS, INDIANA 46280  
 (317) 846-6611

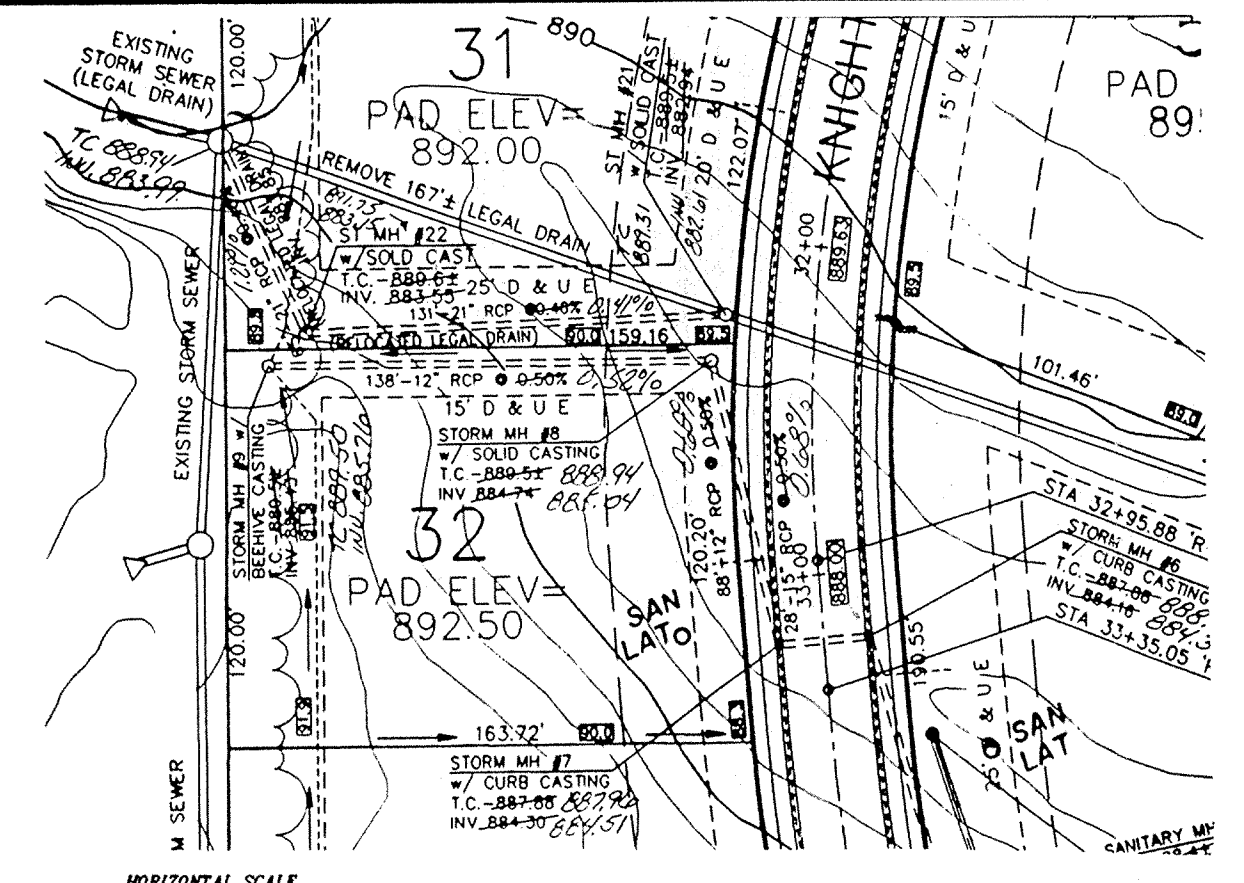
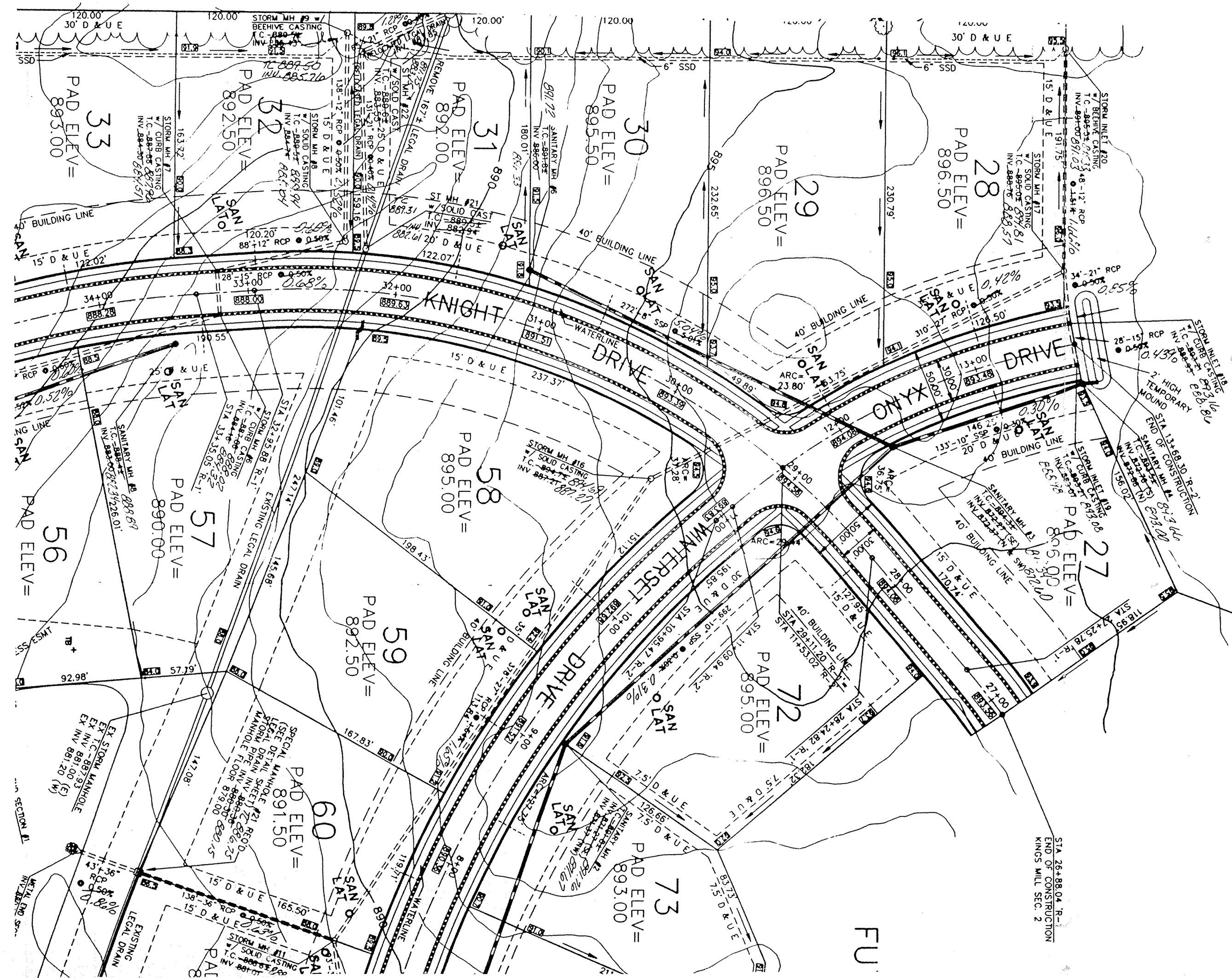
LAND PLANNERS  
 CIVIL ENGINEERS

DATE: 11-08-94  
 DRAWN BY: M.L.T.  
 CHECKED BY: M.L.T.  
 JOB NO: 93-1292

PREPARED FOR:  
 KINGSMILL CORP.  
 CARMEL, INDIANA

SHEET NO. 7  
 OF 14

STORM SEWER PLAN & PROFILE SHEET - KINGS MILL SECTION TWO



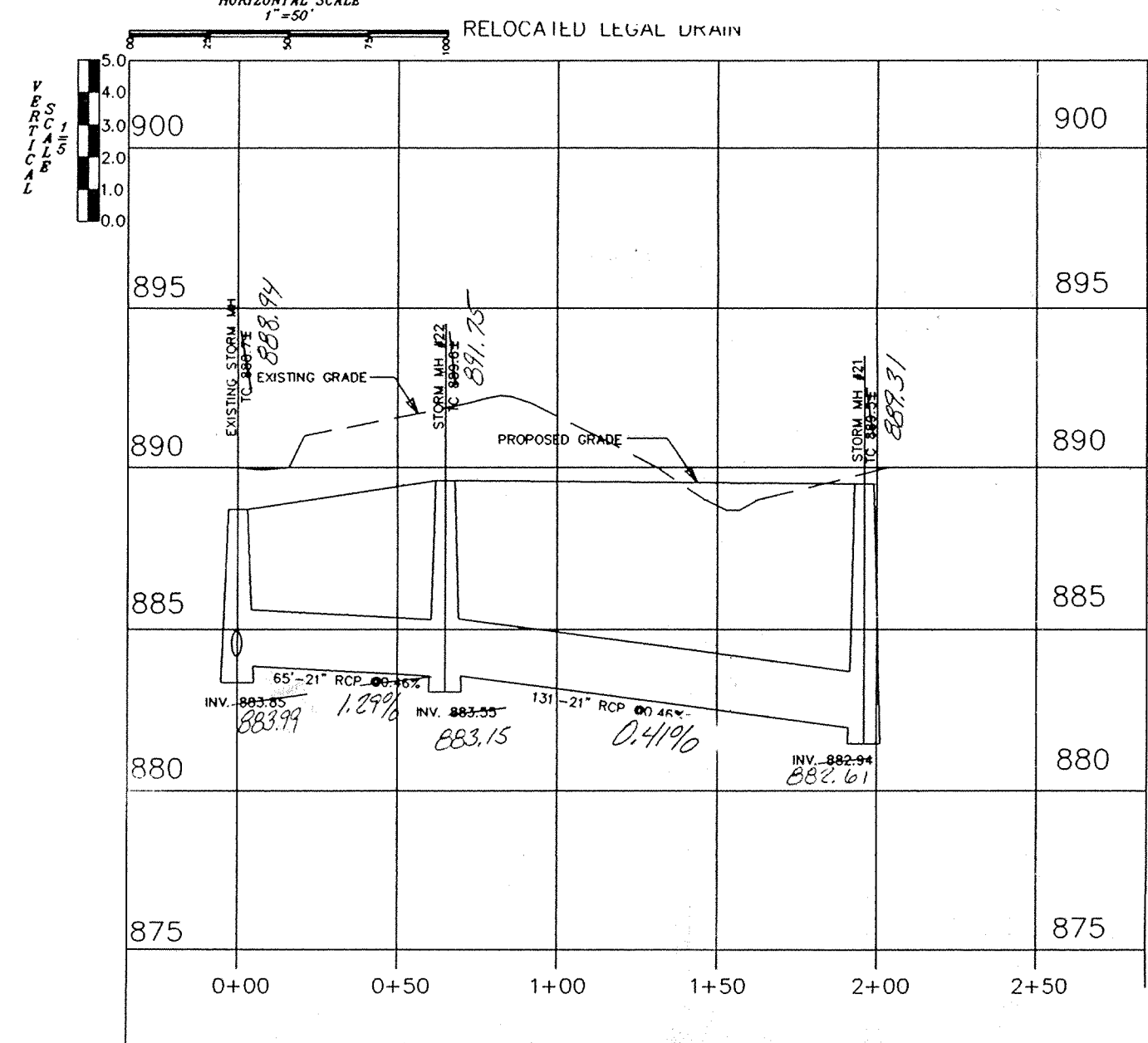
NOTE: THE ENGINEER AND/OR OWNER  
DISCLAIM ANY ROLE IN THE CONSTRUCTION  
MEANS AND METHODS ASSOCIATED WITH THE  
PROJECT AS SET FORTH IN THESE PLANS.

PREPARED FOR:  
THE KINGSMILL DEVELOPMENT CORP.  
CARMEL, INDIANA  
STEVEN A. WILSON 846-2555  
RICHARD J. CARRIGER 846-9221

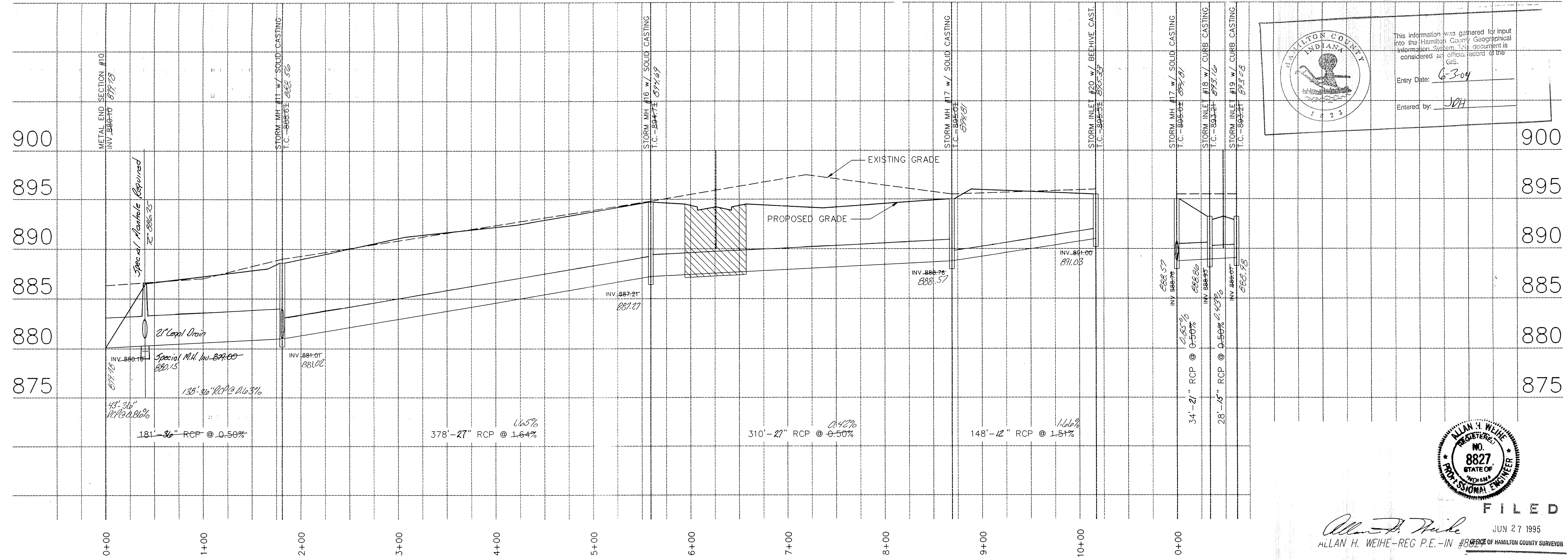
PREPARED BY:  
WEIHE ENGINEERS, INC.  
10505 N. COLLEGE AVE.  
INDIANAPOLIS, IN 46280  
TELE: (317) 846-6611



"RECORD DRAWING" Storm Sewers  
Top of Castings, Inverts, Grades  
*Allan H. Weihe*  
Allan H. Weihe, Reg. P.E. Indiana #8827



SCALE: Horizontal 1"=50'  
Vertical 1"=5'



Hamilton County, Indiana  
This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.  
Entry Date: 6-3-04  
Entered by: JDH



*Allan H. Weihe*  
ALLAN H. WEIHE-REG. P.E.-IN #8827  
OFFICE OF HAMILTON COUNTY SURVEYOR

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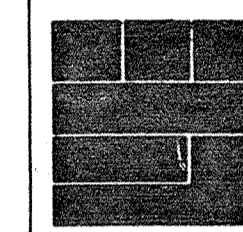
FUTURE SECTION

# KINGS MILL SUBDIVISION Section Two



This information was gathered for input into the Hamilton County Geographical Information System. This drawing is considered an engineering drawing.  
Entry Date: 6-3-04  
Entered by: JDA

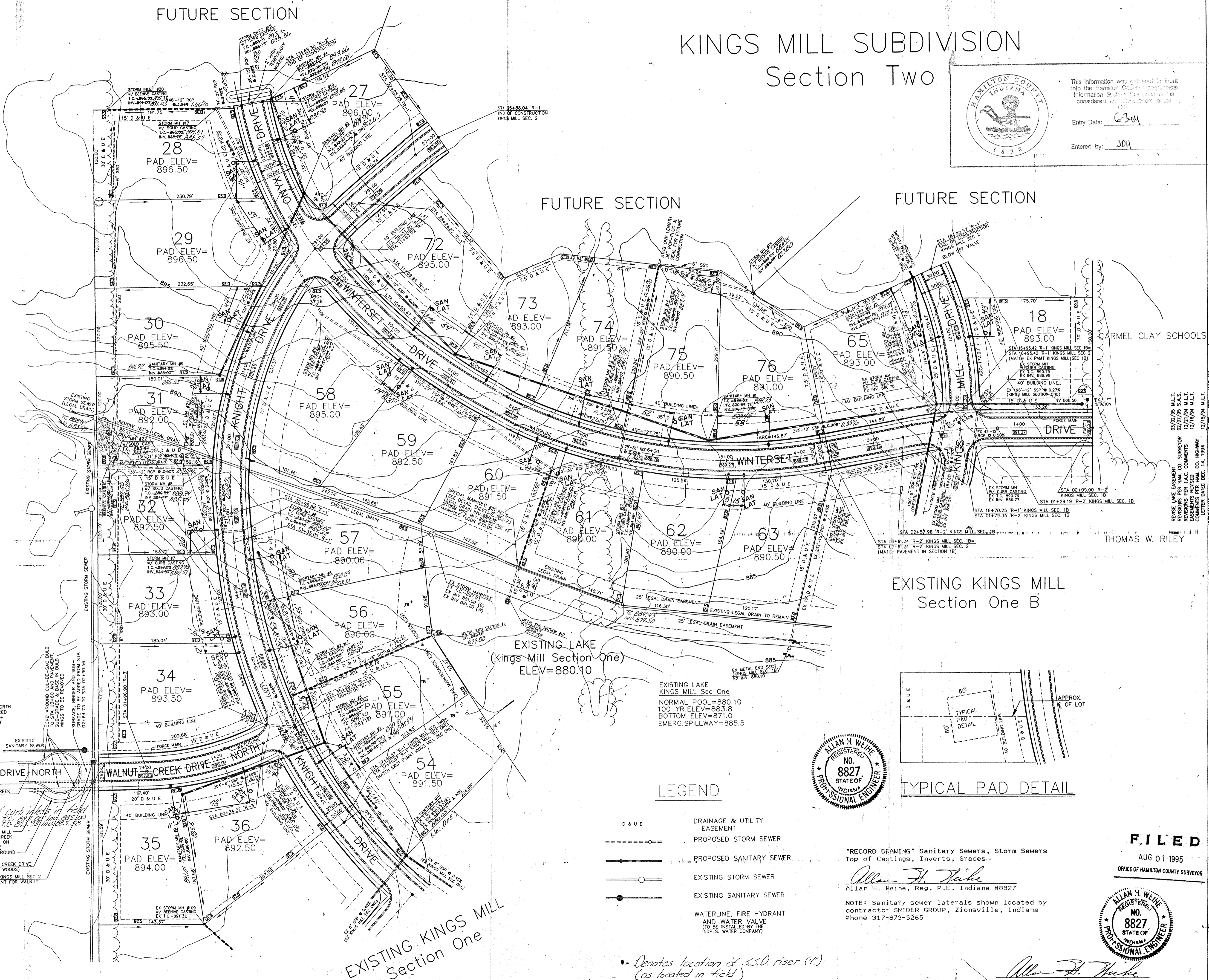
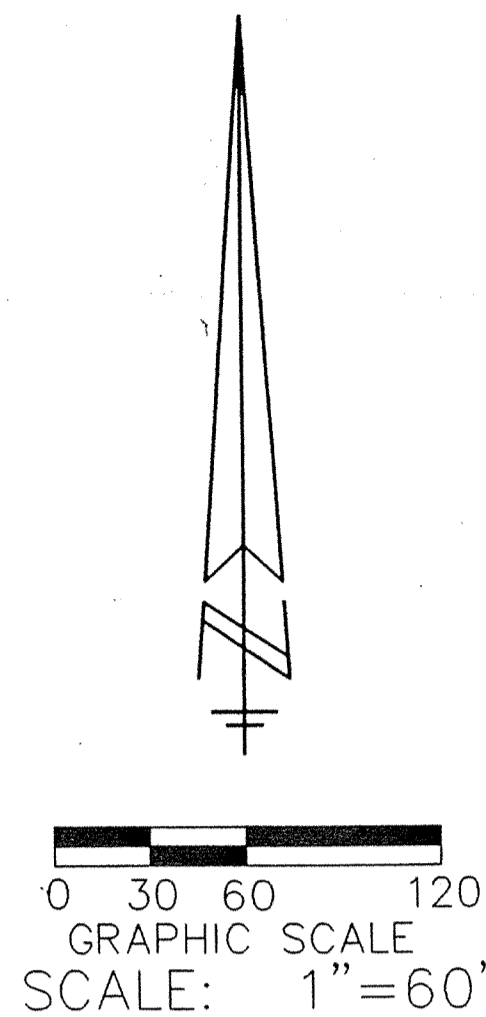
**WEIHE ENGINEERS, INC.**  
ALAN H. WEIHE, P.E., L.S.  
PRESIDENT  
1635 WEST COLLIER AVENUE  
INDIANAPOLIS, INDIANA 46204  
(317) 848-8611



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

DEVELOPMENT PLAN - KINGS MILL SECTION TWO

SHEET NO. 2 OF 14



NOTE: WALNUT CREEK DRIVE NORTH TO BE SURFACED (OR RESURFACED ON CUL-DE-SAC) FROM STA 02+64.73 TO STA 03+60 TO CREATE POSITIVE DRAINAGE.  
CURB AROUND CUL-DE-SAC SHALL BE TO STA 03+60 AND PAYMENT. BILLS TO BE REMOVED PRIOR TO CONSTRUCTION.  
SURFACE WATER SHALL BE REMOVED FROM STA 02+64.73 TO STA 03+60.  
EXISTING STORM SEWER TO BE REMOVED FROM STA 02+64.73 TO STA 03+60.  
EXISTING SANITARY SEWER TO BE REMOVED FROM STA 02+64.73 TO STA 03+60.  
ALIGN SIDEWALK FROM KINGS MILL SECTION TWO WITH WALNUT CREEK WOODS (APPROX. STA 03+40 ON WALNUT CREEK DRIVE NORTH) REMOVE CURVED/SIDEWALK AROUND CUL-DE-SAC.  
STA 02+90.56 WALNUT CREEK DRIVE NORTH (WALNUT CREEK WOODS)  
STA 02+64.73 R-1 KINGS MILL SEC 2 (MATCH EXIST PAVEMENT FOR WALNUT CREEK WOODS)

Location of curb in field North of Sta 02+64.73

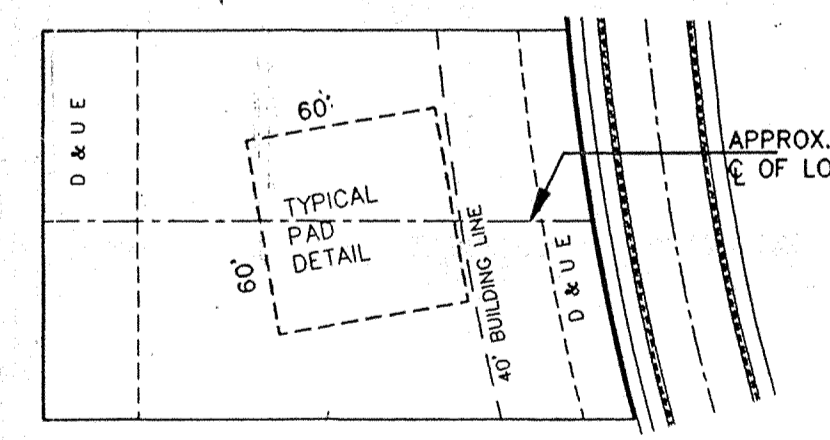
EXISTING LAKE  
KINGS MILL Sec One  
NORMAL POOL=880.10  
100 YR ELEV=883.8  
BOTTOM ELEV=871.0  
EMERG.SPILLWAY=885.5

### LEGEND

- D & U E DRAINAGE & UTILITY EASEMENT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- WATERLINE, FIRE HYDRANT AND WATER VALVE (TO BE INSTALLED BY THE INDIAN WATER COMPANY)

• Denotes location of 33.0 riser (4) (as located in field)

### EXISTING KINGS MILL Section One B



TYPICAL PAD DETAIL



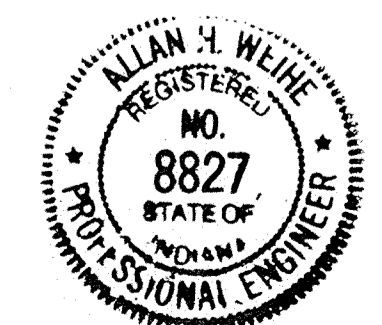
"RECORD DRAWING" Sanitary Sewers, Storm Sewers  
Top of Castings, Inverts, Grades.

Allan H. Weihe  
Allan H. Weihe, Reg. P.E. Indiana #8827

NOTE: Sanitary sewer laterals shown located by contractor SNIDER GROUP, Zionsville, Indiana  
Phone 317-873-5265

FILED

AUG 01 1995  
OFFICE OF HAMILTON COUNTY SURVEYOR



Allan H. Weihe  
ALLAN H. WEIHE-REG P.E.-IN #8827