

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

February 20, 2013

To: Hamilton County Drainage Board

Re: Williams Creek Drainage Area, Stultz & Almond Arm, Westhaven Outlet Arm

Attached is a petition filed by Pittman Real Estate Services, along with plans, calculations, as-builts, and quantity summary, for an arm to the Stultz and Almond Arm of the Williams Creek Drain. This arm is to serve a possible future 2 lot subdivision called Westhaven or provide a drainage outlet for a house built on parcel 17-09-21-00-00-009.003, depending on what market conditions demand. This arm is located in Clay Township.

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 the land likely to be benefited. The drain will consist of the following:

124 feet 24" RCP

The total length of this arm of the drain will be 124 feet.

The parcel of land involved is currently assessed to the Williams Creek Drain as agricultural ground at \$3.00 per acre, with a \$15.00 minimum. The land should be switch to non-platted residential, which is also \$3.00 per acre, with a \$15.00 minimum, resulting in no change to the parcel assessment.

If this tract is platted in the future, the regulated drain system will need to be expanded per the plans for Westhaven subdivision and the assessment will move to regulated subdivision.

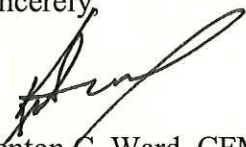
Since the petition for an arm to the drain was received after installation of the storm sewer improvement, no Surety was posted for this drain.

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 60. Therefore, this drain shall be designated as Urban Drain.

The easement for the drain shall be 15 feet from the center line of the tile on parcel 17-09-21-00-00-009.003, currently owned by Inderjit Singh & Hardish Kaur. Where the drain falls within the boundaries of Westmont, Section 1 Subdivision, the easement will be the platted easement widths as shown on the secondary plans for Westmont, Section 1 as recorded in Plat Cabinet 4, Slide 524 in the office of the Hamilton County Recorder. The easement for the drain across parcel 17-09-21-00-00-009.203, owned by Richard & Karen Bennett, shall be the easement as described in the easement recorded as instrument number 2008-003979, recorded in the office of the Hamilton County Recorder on January 25, 2008.

I recommend that the Board set a hearing for this proposed arm for April 22, 2013.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

**Gasb 34 Asset Price &
Drain Length Log**

Drain-Improvement: Wms. Creek : Stultz & Almond - Westhaven Outlet Arm

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
RCP	24"	124'	124'	∅	\$ 18.00 lf	\$ 2,232 ⁰⁰

Sum: 124' 124' ∅ \$ 2,232⁰⁰

Final Report: N/A

Comments:

DEC 07 2012

OFFICE OF HAMILTON COUNTY SURVEYOR

To: Hamilton County Drainage Board

Date: 10/17/2011

Re: Williams Creek, Stultz and Almond Drain


Pittman Real Estate Services, 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 Williams Creek, Stultz and Almond Drain in order to serve the property of the petitioner. The petitioner, in support of said petition, advises the Board that:

1. The Williams Creek, Stultz and Almond 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



Steve A. Pittman, President Pittman Real Estate Services



15215 Stony Creek Way
 Noblesville, IN 46060
 Phone: (317) 776-2966
 Fax: (317) 776-3050

PROPOSAL

<i>Submitted to:</i> Pittman Partners <i>Phone:</i> 317-573-6692 <i>Attention:</i> Nick Churchill	<i>Date:</i> 9/7/2011 <i>Revised:</i> <i>Job Name:</i> Westhaven <i>Location:</i> <i>Engineer:</i> <i>Plan Date:</i> <i>Estimated By:</i> js <i>Mobile:</i> 776-2966
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Description of Estimate:

Site Utilities

Item No.	Sub-Total
1 Off-Site Storm	\$ 9,340.00
2 Off-Site Sanitary	\$ 10,120.00
SUB TOTAL \$ 19,460.00	

We hereby propose to furnish labor and materials - complete in accordance with the above specifications for the sum of:
Nineteen thousand four hundred sixty dollars & 00/100 >> \$ 19,460.00

With payment to be made as follows: Monthly.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the original estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner must carry fire, tornado and other necessary insurance. Our workers are fully covered by worker's compensation insurance.

Acceptance Of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
 This proposal may be withdrawn if not accepted within 30 days.



 Accepted By

9/8/11

 Date

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Williams Creek Drainage Area, Stultz & Almond Arm, Westhaven Arm

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Williams Creek Drainage Area, Stultz & Almond Arm, Westhaven Arm** came before the Hamilton County Drainage Board for hearing **on April 22, 2013**, 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 **Williams Creek Drainage Area, Stultz & Almond Arm, Westhaven 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

**Williams Creek Drainage Area, Stultz & Almond Arm
Westhaven 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 **Williams Creek Drainage Area, Stultz & Almond Arm, Westhaven Arm** on **April 22, 2013** at **9:40 A.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 **Williams Creek Drainage Area, Stultz & Almond Arm, Westhaven Arm**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **April 22, 2013** 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.

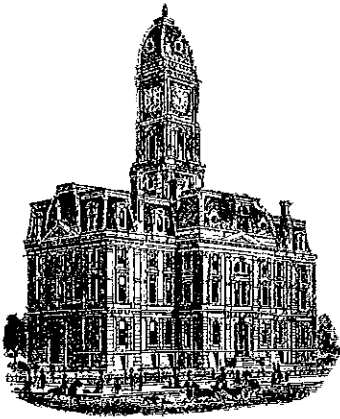
The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

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
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

May 8, 2013

Re: Williams Creek: Stultz & Almond Drain – Westhaven Outlet Arm

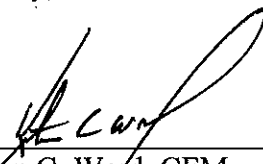
Attached are as-builts, certificate of completion & compliance, and other information for Westhaven Outlet Arm. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, there were no significant changes made to the drainage plans submitted with my report for this drain dated February 20, 2013. The report was approved by the Board at the hearing held April 29, 2013. Therefore, the length of the drain remains at **124 feet**.

Drainage easements were established in my report to the Board mentioned above. Sureties were not posted for this project as the drain was accepted after its instillation.

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

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

FILED

NOV 30 2012

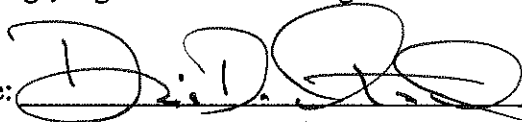
Re: Westhaven

OFFICE OF HAMILTON COUNTY SURVEYOR

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: November 29, 2012

Type or Print Name: Dennis D. Olmstead

Business Address: Stoepelwerth & Associates, Inc.

9765 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

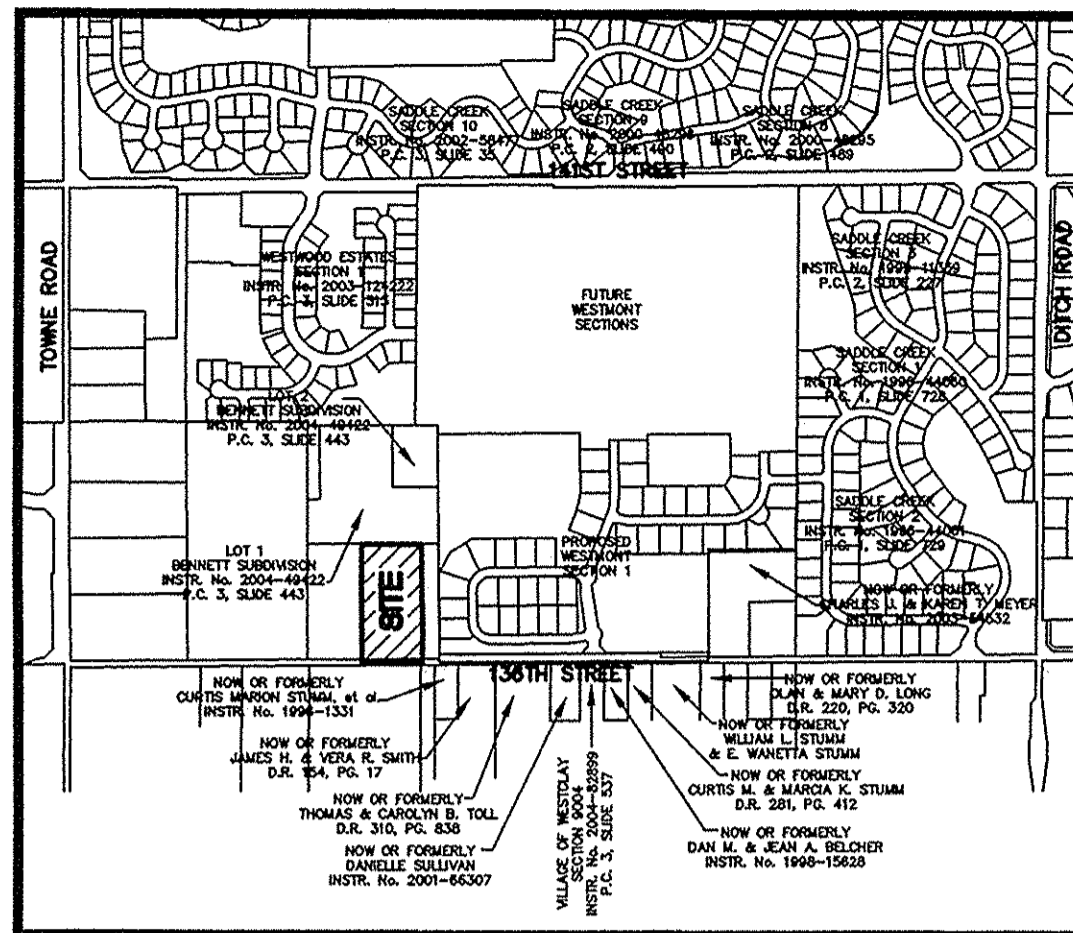
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INDIANA REGISTRATION NUMBER

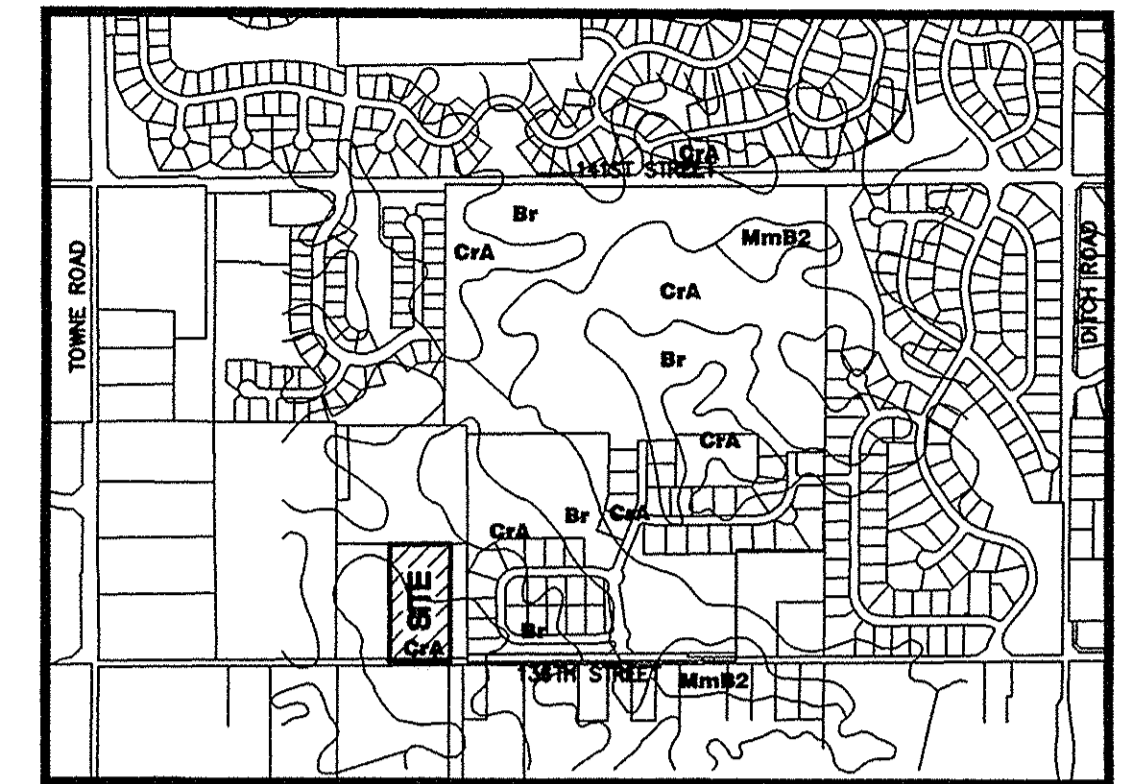
900012

WESTHAVEN

Developed by:
 Pittman Partners, LLC
 11711 N. PENNSYLVANIA AVENUE
 SUITE 260
 CARMEL, INDIANA 46032
 PHONE: (317) 573-6692
 FAX: (317) 580-9786
 CONTACT PERSON: STEVE A. PITTMAN
 EMAIL: STEVE@PITTMANPARTNERS.COM



VICINITY MAP
NOT TO SCALE



SOILS MAP
NOT TO SCALE

SOIL TYPES

CrA Crosby silt loam, 0-3 percent slopes— this soil is light colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permeability. It has high available water for plant growth and medium organic matter content. The soil has compact till starting at a depth between 20 -40 inches. The main soil features that affect urban development uses are seasonal high water table, moderate shrink-swell potential, high potential frost action and slow permeability.

Br Breckston silty clay loam— this soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water.

RECORD DRAWING

Dennis D. Olmstead
 DENNIS D. OLMSTEAD
 Registered Land Surveyor
 No. 900012

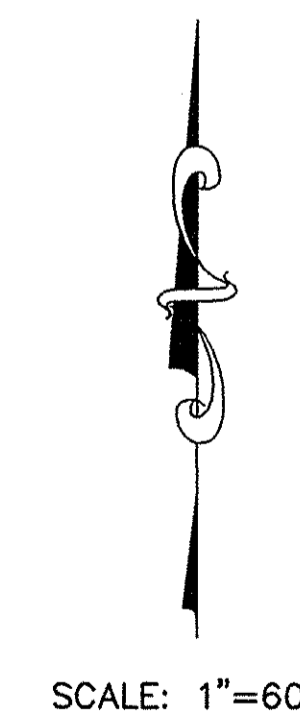
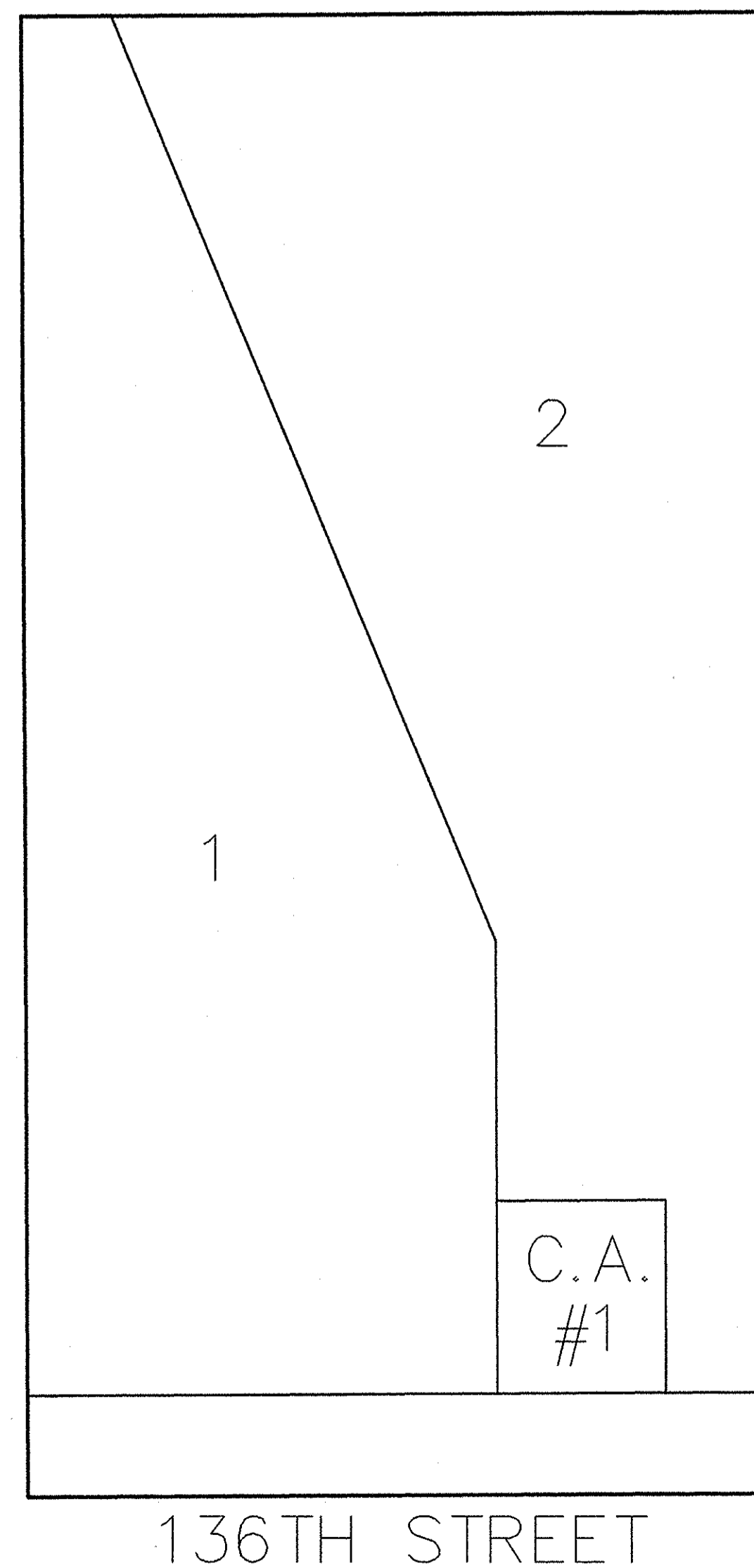
11/29/2012
 DATE



NO EARTH DISTURBING ACTIVITY MAY TAKE PLACE WITHOUT
 AN APPROVED STORM WATER MANAGEMENT PERMIT.

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	TOPOGRAPHICAL SURVEY
C200	SITE DEVELOPMENT PLAN
C300-C304	EROSION CONTROL PLANS & SPECIFICATIONS
C500	UTILITY PLAN
C700	WATER PLAN / DETAILS
C800-C802	CONSTRUCTION DETAILS SANITARY STORM

REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER CTRWD COMMENTS 9/1/09 BKR
C500	ASBUILT 11/29/12 DCM



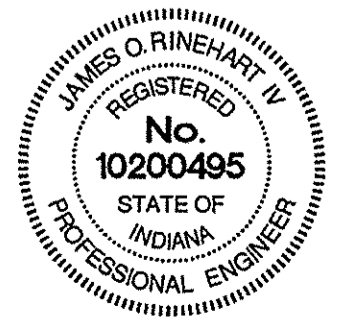
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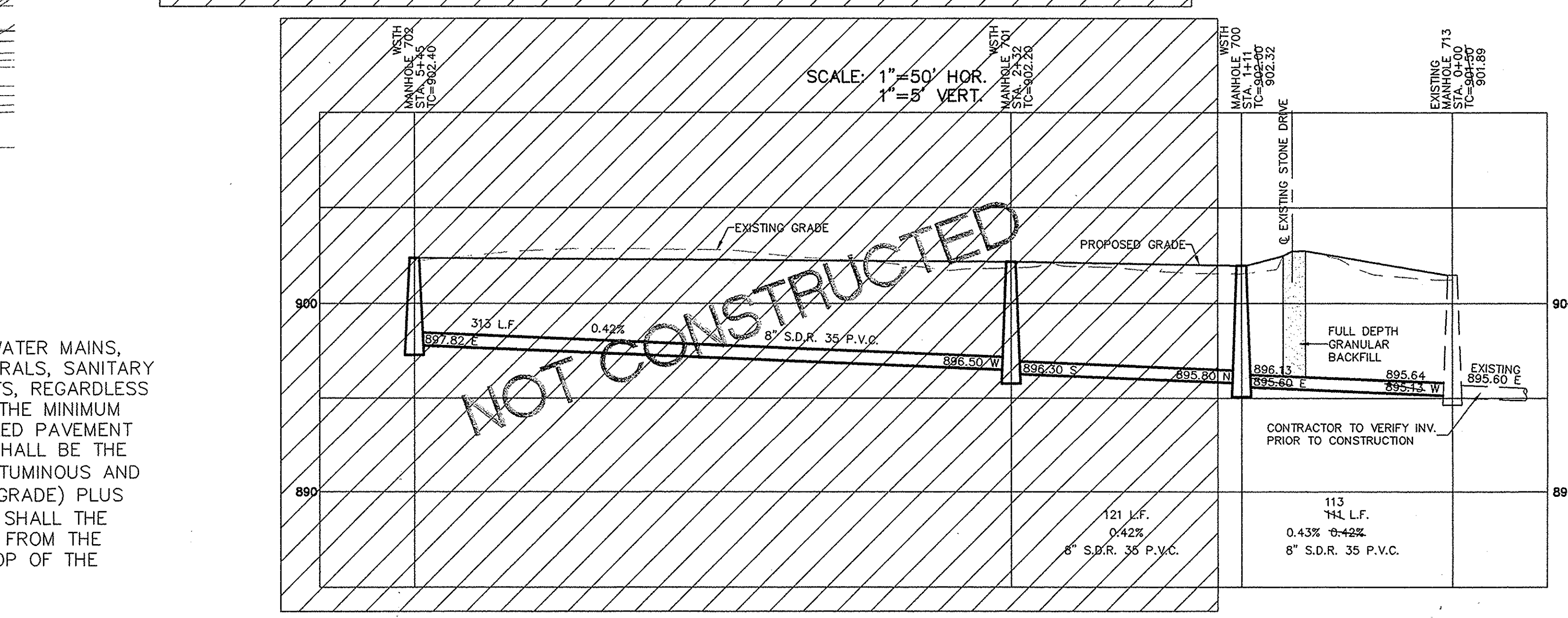
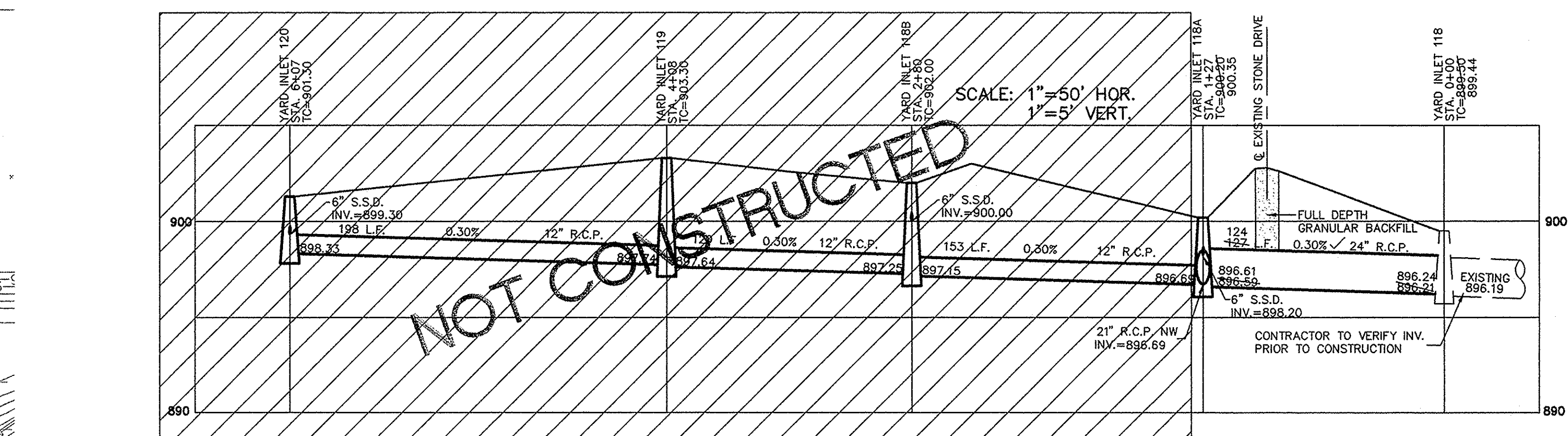
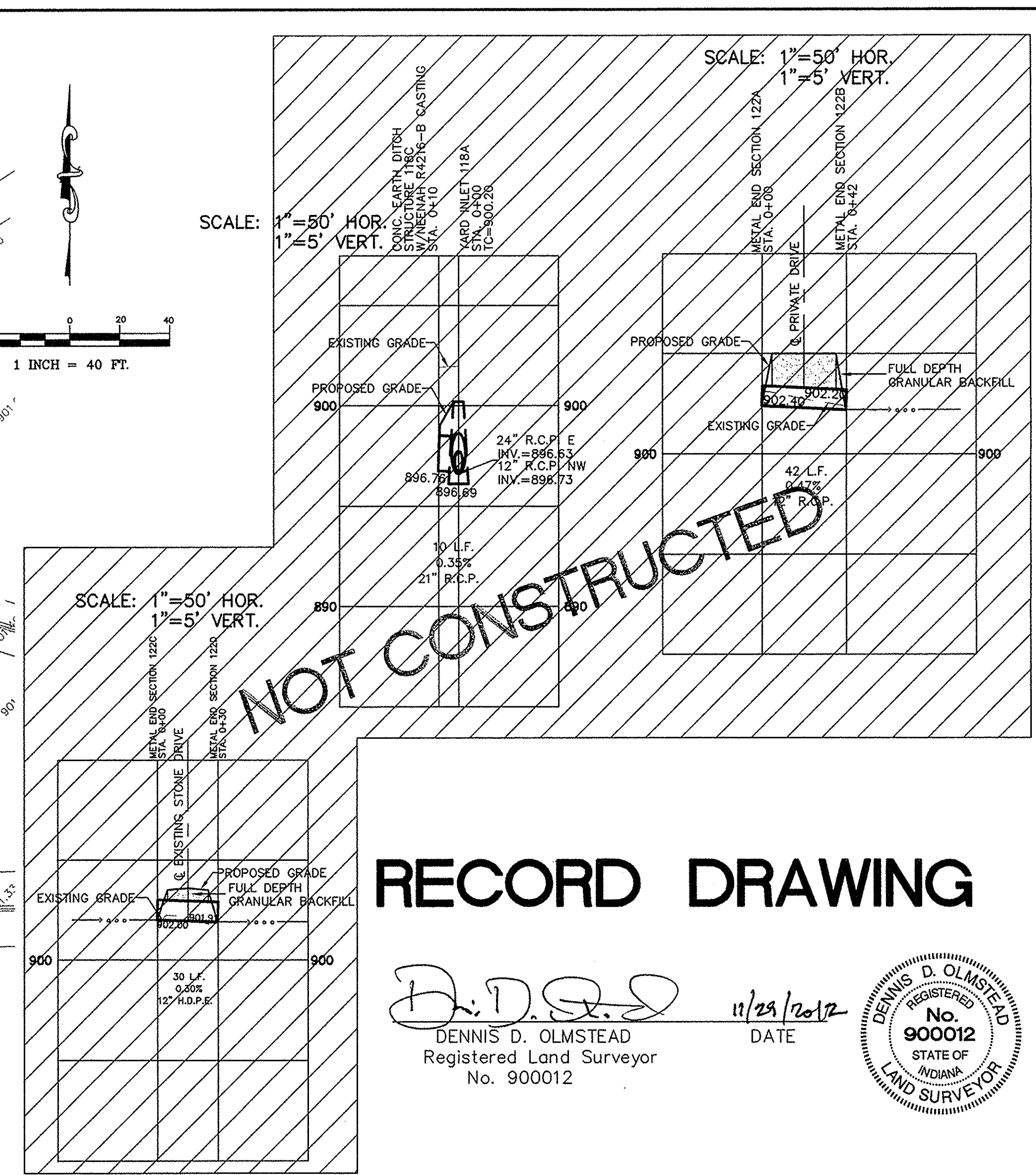
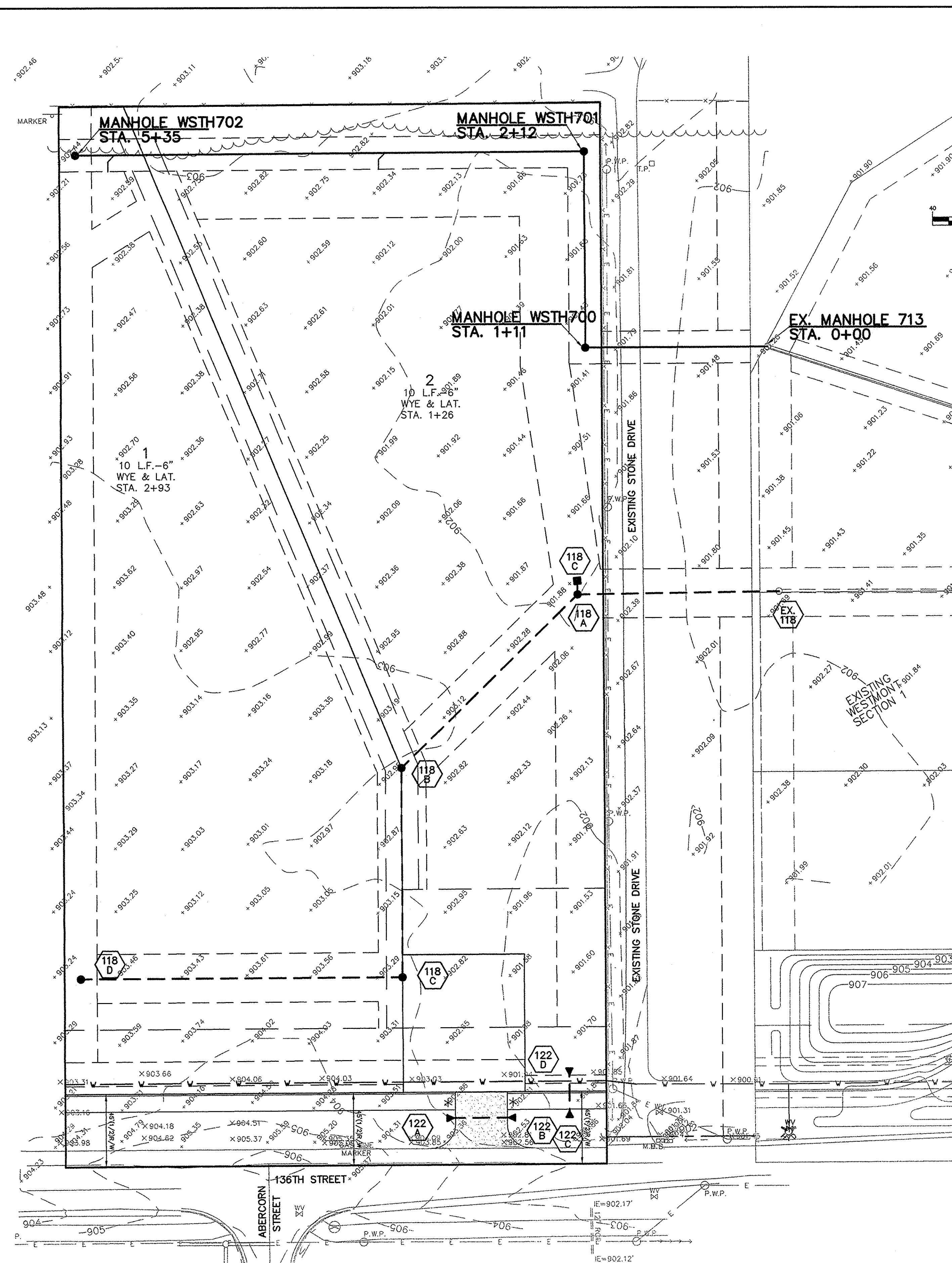
DESIGN DATA
 2 LOTS = 2.50 LOTS/ACRE
 5.000 AC.

PLANS PREPARED BY:
 STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 EAST 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 FAX: (317)-849-5942
 CONTACT PERSON: BRIAN K. ROBINSON
 EMAIL: BROBINSON@STOEPPELWERTH.COM

PLANS CERTIFIED BY:

James O. Rinehart, IV
 JAMES O. RINEHART, IV
 PROFESSIONAL ENGINEER
 DATE 9/19/08
 NO. 10200495





ALL MANHOLES TO BE CONSTRUCTED WITH ONE 4\"/>

THERE SHALL BE NO CASTINGS IN PAVED AREAS, CURBING, OR SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY WITH THE EXCEPTION OF CURB INLETS AS SHOWN. ALL EXISTING OFF-SITE DRAIN TILES THAT ARE ENCOUNTERED SHALL BE TIED INTO THE PROPOSED STORM SEWER SYSTEM WITH A POSITIVE OUTFLOW ALL STORM SEWER CASTINGS SHALL BE LABELED \"DUMP NO WASTE-DRAINS TO WATERWAY\". CONTRACTOR TO USE R.C.P. PIPE STORM PIPE

NOTE:
THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED PER DESIGN SPECIFIED AND AS APPROVED BY THE CITY OF CARMEL ON THE FINAL APPROVED CONSTRUCTION PLANS. DEVIATIONS FROM THE APPROVED DESIGN SHALL ONLY BE PERMITTED DUE TO SPECIAL APPROVAL FROM A DESIGNATED REPRESENTATIVE OF THE CITY OF CARMEL IN ADDITION TO DEVIATION SHALL BE INCLUDED AS A REQUIREMENT ON AS-BUILT/RECORD DRAWINGS SUBMITTED FOR RELEASE OF PERFORMANCE GUARANTEES. APPROVED DESIGN SLOPES IDENTIFIED AS GENERATING VELOCITIES OF 2.5 FPS OR LESS OR 10 FPS OR GREATER (AT FULL FLOW CAPACITY) SHALL REQUIRE AS-BUILT CERTIFICATION AT THE TIME OF CONSTRUCTION, PRIOR TO BACKFILLING THE OPEN. THE CONTRACTOR IS INSTRUCTED TO AS-BUILT EACH SECTION OF STORM PIPE AS IT IS BEING INSTALLED TO ENSURE COMPLIANCE WITH THE DESIGN PLANS AND AS APPROVED BY THE CITY OF CARMEL.

NOTE:
THERE SHALL BE NO MANHOLES OR WATER VALVES WITHIN THE STREET PAVEMENT, CURBS, SIDEWALKS, OR ASPHALT PATHS.

- NOTES:
1. BEDDING AND HAUNCHING FOR ALL RCP INSTALLATIONS SHALL BE #8 STONE MEETING THE MATERIAL REQUIREMENTS OF THE ROOT. BEDDING SHALL BE PLACED IN THE TRENCH BOTTOM SUCH THAT AFTER THE PIPE IS INSTALLED TO GRADE AND LIME TREATED 4\"/>
 - 2. FINAL BACKFILL FOR ALL RCP INSTALLATIONS WHERE 1\"/>
 - 3. THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0\", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAVEMENT ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 2.5 FEET.
 - 4. IF EXISTING SUBGRADE HAS BEEN LIME STABILIZED, BACKFILL WITH B-BORROW UP TO BOTTOM OF UNTREATED EXISTING SUBGRADE AND FILL TO TOP OF TREATED SUBGRADE WITH LIME STABILIZED SOIL.
 - 5. THESE STANDARDS SHALL APPLY FOR STORM SEWERS INSTALLED WITHIN CITY EXISTING AND PROPOSED R/W REGARDLESS OF JURISDICTION OVER STORM PIPES.
 - 6. ALL STORM PIPE WITHIN EXISTING OR PROPOSED CITY R/W SHALL BE REINFORCED CONCRETE PIPE REGARDLESS OF JURISDICTION OVER STORM PIPES.

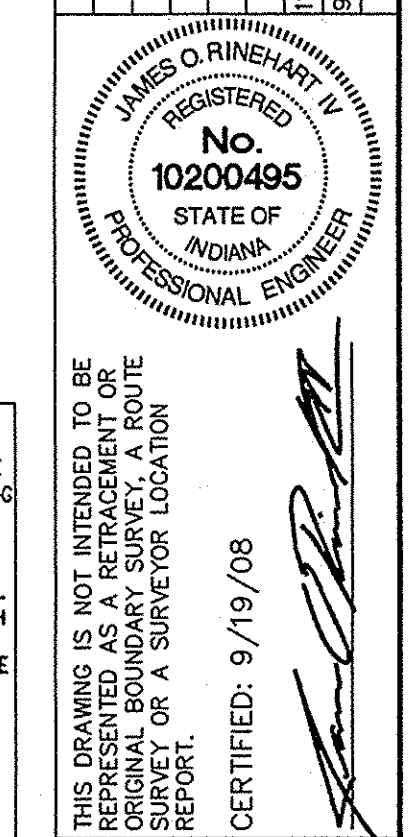
RECORD DRAWING

D. D. OLMSTEAD
 DENNIS D. OLMSSTEAD
 Registered Land Surveyor
 No. 900012

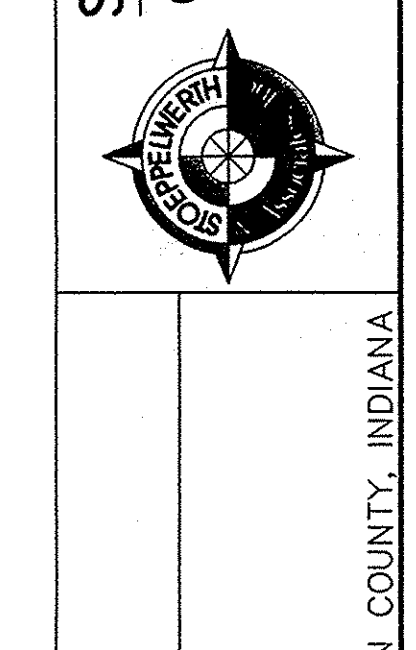
11/23/2012
 DATE



DATE	MARK	REVISIONS	BY
11/29/12	9/7/09	ASBUILT	DKM
		REVISED PER CITY COMMENTS	BRK



STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7865 East 106th Street, Fishers, IN 46038-2505
 Phone: (317) 849-5935 Fax: (317) 849-5942
 Toll Free: (800) 728-8917



UTILITIES PLAN
 WESTHAVEN
 HAMILTON COUNTY, INDIANA
 CARMEL, CLAY TOWNSHIP

DRAWN BY: CRM
 CHECKED BY: BKR
 SHEET NO. C500

NOTES:
 MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
 CONTRACTOR SHALL EXTEND SEWER LATERALS AS SHOWN. A MINIMUM OF 5 FT. FROM THE BUILDING LINE AND A MAXIMUM OF 6 FT. OF COVER OVER LATERAL AT TERMINATION.
 NO EARTH DISTURBING ACTIVITY MAY TAKE PLACE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.

FOR INSTALLATION OF STORM MAINS, WATER MAINS, SANITARY MAINS, WATER SERVICE LATERALS, SANITARY SERVICE LATERALS UNDER CITY STREETS, REGARDLESS OF THE JURISDICTION OF THE UTILITY, THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0\", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAVEMENT ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 2.5 FEET.

NOTE:
 FOR INSTALLATION OF STORM MAINS, WATER MAINS, SANITARY MAINS, WATER SERVICE LATERALS, SANITARY SERVICE LATERALS UNDER CITY STREETS, REGARDLESS OF THE JURISDICTION OF THE UTILITY, THE MINIMUM COVER FROM THE TOP OF THE INSTALLED PAVEMENT TO THE TOP OF THE INSTALLED PIPE SHALL BE THE PAVEMENT SECTION THICKNESS (ALL BITUMINOUS AND AGGREGATE MATERIAL ABOVE THE SUBGRADE) PLUS 1'-0\", BUT UNDER NO CIRCUMSTANCES SHALL THE COVER ALONG ANY PART OF THE PIPE FROM THE FINAL PAVEMENT ELEVATION TO THE TOP OF THE PIPE BE LESS THAN 2.5 FEET.