

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

August 17, 2022,

TO: Hamilton County Drainage Board

RE: **Isaac Jones, Hinshaw and Keys Drain; Aberdeen Section 1**

Attached is a petition and plans for the proposed reconstruction of the Hinshaw Keys Regulated Drain located in the Isaac Jones Watershed in Westfield, IN. The reconstruction is being proposed by Lennar Homes. The reconstruction is per plans by HWC Engineering, having Job No. 2021-166-S and dated March 22, 2022.

The portion of the Hinshaw Keys Regulated Drain to be replaced will run from 6+60 to Station 41+00 per the drains 1889 description. The new drain will be constructed in the form of reinforced concrete pipes and temporary swales and lakes which will be replaced upon the construction of later sections.

The reconstructed drain begins at Sta. 6+60 per the drains original 1889 description and Str. 337 per the HWC plans. The drain then runs southeast from Str. 337 to Str. 336 with 358 feet of 30" RCP. The drain then continues eastward with 10 feet of 30" RCP before outletting into a temporary swale. The swale then runs southeast for 50 feet before turning northward and heading east for 442 feet before stopping at Str. 519. The drain then continues eastward from Str. 519 to Str. 518 with 94 feet of 30 inch RCP. The drain then outlets into temporary lake 1 per the HWC plans which runs for 285 feet before turning southward and running southeast for 120 feet then turning northward and running east for 720 feet then finally turning counterclockwise and running northwest for 140 feet and stopping at Str. 516. The drain then turns southward and runs east from Str. 515 to Str. 514 with 255 feet of 30 inch RCP. The drain then continues eastward from Str. 514 to Str. 513 with 255 feet of 30" RCP. From there, the drain turns northward and runs north from Str. 513 to Str. 512 with 272 feet of 30 inch RCP. The drain then continues north from Str. 512 to Str. 511 with 285 feet of 30 inch RCP. Finally, the drain turns eastward and runs northeast from Str. 511 to Str. 510 with 253 feet of 30 inch RCP before outletting into the Isaac Jones Open Drain at Sta. 41+00 per the Hinshaw Keys Drain original 1889 description.

The reconstructed drain consists of the following.

30" RCP	1,922 feet
Open Ditch	1,730 feet

The total length of the reconstructed drain will be 3,652 feet. The proposal will increase the length of regulated drain by 212 feet

Temporary Lake #1 and the open ditch per the plans are to be considered part of the regulated drain as a temporary measure. Maintenance of the area assumed by the drainage board shall include the inlet and outlet of the reconstructed drain and ensuring that the flow of water is maintained, thus allowing no encroachments. The maintenance of the lakes such as sediment and erosion control along the banks of the bypass swale, mowing and aquatic vegetation maintenance and control will be the responsibility of the Homeowners Associations. The overall cost of reconstruction will be paid by Lennar Homes.

The petitioner has provided the Performance Bond as Follows:

Storm Sewer:

Bonding Company: The Hanover Insurance Company
Bonding Number: 1093303
Bond Date: March 29th, 2022
Bond Amount: \$340,449

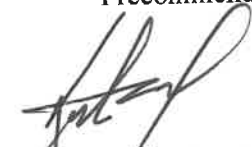
Erosion Control

Bonding Company: The Hanover Insurance Company
Bond Number: 1094654
Bond Date: March 29th, 2022
Bond Amount: \$25,196

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 nonenforcement is for the altering of the regulated drain easement widths as shown in the above referenced plans and secondary plat designed by HWC Engineering.

I recommend that the board set a hearing for this proposed drain for August 22, 2022.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA


IN RE: Hinshaw Keys Drain)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

Lennar Homes of Indiana, LLC (hereinafter "Petitioner"),
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a
section of the Hinshaw and Keys Drain, and in support of
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Hinshaw and Keys
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 Hinshaw and Keys 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 Hinshaw and Keys Drain, without cost to other property owners
on the watershed of the Hinshaw and Keys Drain.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County
Drainage Board authorizing relocation and reconstruction of the Hinshaw and Keys
Drain, in conformance with applicable law and plans and specifications on file with the Hamilton
County Surveyor.


Signed
Stuart Huckelberry/Lennar Homes of Indiana, LLC
Printed

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Isaac Jones Drainage Area, Hinshaw & Keys Arm, Aberdeen Section 1

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Isaac Jones Drainage Area, Hinshaw & Keys Arm, Aberdeen Section 1** came before the Hamilton County Drainage Board for hearing **on August 22, 2022**, 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.

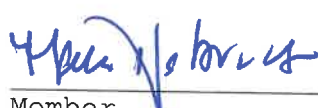
The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

Wherefore, it is ORDERED, that the proposed Reconstruction of the **Isaac Jones Drainage Area, Hinshaw & Keys Arm, Aberdeen Section 1** 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



ENGINEERS ESTIMATE					
REGULATED DRAIN	ITEM NAME:	UNIT	QUANTITY	UNIT COST	AMOUNT
STORM SEWER	30" RCP	LF	1,788	\$ 99.34	\$ 177,619.92
	48" Manhole	EA	4	\$ 3,950.00	\$ 15,800.00
	60" Manhole	EA	2	\$ 5,475.00	\$ 10,950.00
	72" Manhole	EA	1	\$ 7,300.00	\$ 7,300.00
	30" Conc. End Section w/ Debris Guard	EA	4	\$ 3,225.00	\$ 12,900.00
	Granular Backfill	TON	284	\$ 21.80	\$ 6,191.20
	30"x30" Outlet Control Structure	EA	2	\$ 3,730.00	\$ 7,460.00
	Monon Trail Crossing	EA	1	\$ 15,791.00	\$ 15,791.00
	199th Street Crossing	EA	1	\$ 19,664.00	\$ 19,664.00
	Rip Rap	TON	85	\$ 30.00	\$ 2,550.00
	Cleaning and Televising	LF	1,788	\$ 2.45	\$ 4,380.60
	As-built Drawings	LS	1	\$ 3,100.00	\$ 3,100.00
	STORM SEWER SUBTOTAL				\$ 283,706.72
	PERFORMANCE BOND - 120%				\$ 340,448.06
EROSION CONTROL	Silt Fence - Perimeter	LF	7,762	\$ 1.20	\$ 9,314.40
	Yard Inlet Protection	EA	7	\$ 65.00	\$ 455.00
	Permanent Seed w/ Mulch	SY	12,203	\$ 0.49	\$ 5,979.47
	Temporary Seed w/Mulch	SY	30,865	\$ 0.17	\$ 5,247.05
	EROSION CONTROL SUBTOTAL				\$ 20,995.92
	PERFORMANCE BOND - 120%				\$ 25,195.10
REGULATED DRAIN: TOTAL					\$ 304,702.64
PERFORMANCE BOND - 120%					\$ 365,643.16

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.

Kristopher K. Eichhorn

Kristopher K. Eichhorn, PE PS
 3/23/2022
 HWC Engineering



BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

***Isaac Jones Drainage Area, Hinshaw & Keys Arm
Aberdeen Section 1***

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 **Isaac Jones Drainage Area, Hinshaw & Keys Arm, Aberdeen Section 1** on **August 22, 2022** at **9:00 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 Isaac Jones Drainage Area, Hinshaw & Keys
Arm, Aberdeen Section 1**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **August 22, 2022** 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