

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

September 25, 2014

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Overbrook Farms Section 3 Arm

Attached is a petition filed by Fischer Development Company, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Overbrook Farms Section 3 Arm, Little Eagle 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	250 ft.	15" RCP	258 ft.
18" RCP	406 ft.	24" RCP	625 ft.
6" SSD	3,473 ft.	Open Ditch	505 ft.

The total length of the drain will be 5,517 feet.

The open ditch listed above is from Str. 618 to the open channel of Bear Creek, from Str. 617 to the open channel of Bear Creek, from Str. 601 to Str. 624, and from Str. 611 to Str. 624.

The retention pond (Lake #1) located in Common Area #9 is to be considered part of the regulated drain. Pond maintenance shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds (Lake #1) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control 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 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:

Rear yard lots 87 to 90 from Str. 605 to Str. 606
Rear yard lots 91 to 92 from Str. 606 to Str. 607
Rear yard lots 93 to 95 from Str. 607 to Str. 619
Common Area #9 from Str. 624 going north 30 feet and south 30 feet

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 \$1,668.50.

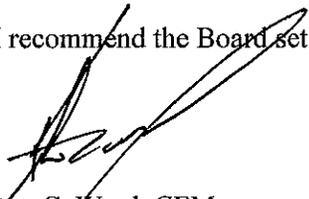
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Westchester Fire Insurance Company
Date: July 9, 2014
Number: K09018864
For: Storm Sewers & Sub-Surface Drains
Amount: \$189,525.00

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 Overbrook Farms Section 3 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 24, 2014.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Little Eagle Creek #350
 Overbrook Farms Sec. 3
 Hearing: 11/24/14
 To be platted from part of 17-09-19-00-00-003.000
 SUBNE-2014-00003

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 83	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 84	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 85	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 86	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 87	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 88	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 89	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 90	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 91	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 92	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 93	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 94	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 95	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 96	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 97	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 98	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 99	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 100	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 101	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 102	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 103	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 Lot 104	Regulated Subd.	One Lot	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 CA 9	Regulated Subd.	3.24	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 CA 10	Regulated Subd.	1.62	\$ 65.00	3.90%
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 3 CA 11	Regulated Subd.	0.48	\$ 65.00	3.90%
99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S19 T18 R3 Overbrook Farms Sec. 3 Roads	Regulated Subd.	4.35	\$ 43.50	2.61%
Parcels: 26	Bear Creek Way, Overbrook Dr	22 lots		9.69	\$ 1,668.50	100.0%

Regulated Subd. Rate \$10.00 Minimum \$65.00
 Roads \$10.00

