



SURVEYOR'S OFFICE

# Hamilton County

*Kenton C. Ward, CFM*  
*Surveyor of Hamilton County*  
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*Suite 188*  
*One Hamilton County Square*  
*Noblesville, Indiana 46060-2230*

August 25, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, West Rail at the Station Section 1 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 1 Arm, Little Eagle 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	488 ft.	27" RCP	149 ft.
15" RCP	482 ft.	27" HP-Poly	64 ft.
18" RCP	323 ft.	30" RCP	205 ft.
21" RCP	709 ft.	36" RCP	180 ft.
21" HP-Poly	75 ft.	Open Ditch	100 ft.
24" RCP	163 ft.	6' SSD	5,809 ft.

The total length of the drain will be 8,747 feet.

The 100 feet of open ditch listed above is 40 feet from Str. 153 to Str. 126 and 60' from Str. 100, under 161<sup>st</sup> Street to Str 248, which is part of the Maple Knoll Section 3 Arm of Little Eagle Creek Drain.

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:

Conductors Drive  
Trestle Drive  
Boxcar Court

Rear Yard SSDs:

Rear yard lots 20 and 21 from Str. 118 south to riser  
Rear yard lots 22 and 23 from Str. 118 north to riser  
Rear yard lots 24 and 25 from Str. 119 running south to riser  
Rear yard lots 26 to 31 from Str. 119 running north to riser  
Rear yard lots 32 to 38 from Str. 44 to Str. 122  
Rear yard lots 39 and 40 from Str. 122 running south to riser

The retention pond (Pond #1) located in Common Areas B is not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention pond (lakes) 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 retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

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 \$2,348.60.

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 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for October 24, 2016.



Kenton C. Ward, CFM  
Hamilton County Surveyor  
KCW/pll

**Little Eagle Creek #350**

West Rail at the Station Sec. 1

The part of section 1 going to Little Eagle Creek will add 8,747' of new drain.

To be platted from part of 08-09-10-00-00-023.000 & 027.001

SUBNE-2016-00020

Hearing:

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

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 1	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 2	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 3	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 4	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 5	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 6	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 7	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 19	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 20	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 21	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 22	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 23	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 24	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 25	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 26	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 27	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 28	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 29	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 30	Regulated Subd.	One Lot	\$ 65.00	2.77%
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Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 33	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 34	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 35	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 36	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 37	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 38	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 39	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 40	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 121	Regulated Subd.	One Lot	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 CA A 0.01Ac	Regulated Subd.	0.01	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 CA B 4.14Ac	Regulated Subd.	4.14	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 CA C 5.56Ac	Regulated Subd.	0.40	\$ 65.00	2.77%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 CA D 2.48Ac	Regulated Subd.	2.48	\$ 65.00	2.77%
99-99-99-99-999.010	City of Westfield	S10T18R3 Trestle Dr, Boxcar Ct, Conductors Dr, 161st	Roads	13.86	\$ 138.60	5.90%
Parcels: 35			Totals:	20.89	\$2,348.60	100%
				30 lots		



NON-ENFORCEMENT INFORMATION

Hamilton County Surveyor's Office  
One Hamilton County Square, Suite 188  
Noblesville, IN 46060  
317-776-8495 fax: 317-776-9628

FILED  
JUL 01 2016  
OFFICE OF HAMILTON COUNTY SURVEYOR

Name of Drain: Little Eagle Creek Project Name: West Rail at the Station Sec. 1

Parcel Number: 08-09-10-00-00-023.000, 08-09-10-00-00-025.000, 08-09-10-00-00-024.000, 08-09-10-00-00-027.001 Township: Noblesville

Applicant's Name: Beazer Homes of Indiana, LLP Property Owner: Beazer Homes of Indiana, LLP

Address: 9405 Delegates Row Property Address: 1046 W. 156th Street  
Indianapolis, IN 46240 Westfield, IN 46074

Phone: ( 317 ) 501-9172 Phone: ( 317 ) 501-9172

E-mail: richard.henderson@beazer.com E-mail: richard.henderson@beazer.com

Contact Name: Richard Henderson Contractor-Installer: Not Yet Selected

Address: 9405 Delegates Row, Indianapolis, IN 46240 Address: \_\_\_\_\_

Phone: ( 317 ) 501-9172 Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

E-mail: richard.henderson@beazer.com E-mail: \_\_\_\_\_

Purpose of Non-enforcement: Construction of 64 lot Single Family Subdivision

Reduced to: \_\_\_\_\_ feet on Each side of Drain.

If Utility, how many feet is line paralleling drain: NA

Plan Project / Job Number: W150389-1

Project Location: South Side of 161st Street, between Ditch Road and Springmill Road

Engineering Firm: Weihe Engineers, Inc

Address: 10505 N. College Ave., Indianapolis, IN 46280

Phone: ( 317 ) 846-6611 E-mail: sextond@weihe.net

**\*\*For Office Use Only\*\***  
Permit # \_\_\_\_\_ Project # \_\_\_\_\_  
Beazer Homes  
Check # 84120864 \$ 100.00

SUBNE-2016-00020

7/1/16

W 161ST ST

DITCH RD

W 156TH ST

GREENVILLE DR

