

12/1/16

SURVEYOR'S OFFICE
Hamilton County

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August 19, 2016

To: Hamilton County Drainage Board

Re: Thistlewood Drain – Trader's Point Church of Carmel Reconstruction

Attached is a petition from Central Christian Church, seller of the property to Trader's Point Church of Carmel, along with plans, calculations, and quantity summary for the proposed reconstruction of the Thistlewood, Section 1 Arm of the Thistlewood Drain. The proposal is to reconstruct and relocate the drain for the expansion of parking lots for the new church at this site.

The drain reconstruction will those lengths of pipes between the following structures as shown on sheet C300 of the plans for Trader's Point Church of Carmel, designed by Weihe Engineers, dated May 19, 2016, and having job number W15-0483.

The new relocated drain shall begin at existing Str. 116, which is the end point of the original drain and labeled in the new plans as Str. 100. The drain goes to new Str. 101 with 50 feet of 24" RCP, then to Str. 102 with 65 feet of 15" RCP, then 296 feet of 6" SSD running through the existing dry detention basin. Also included as new drain is 32 feet of 12" RCP from new Str. 101 to Str. 103. Another change is existing Str. 115, which is an end section, will be removed and replaced with an outlet control manhole, labeled as Str. 104.

The total length of new drain for this arm shall be 443 feet. The 390 feet of the original drain between existing Str.116 - 102, from Str. 102 to concrete swale, and the concrete swale shall be vacated. This proposal will add 53 feet to the Thistlewood Regulated Drain's total length.

The dry detention basin located on parcel 17-09-23-00-00-009.001, owned by Traders Pint Christian Church, Inc., is not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets, outlets, and SSD which are part of the Thistlewood Regulated Drain. The maintenance of the retention basin such as sediment removal and erosion control along the banks, mowing and vegetation maintenance and control will be the responsibility of the property owner. The Board will retain jurisdiction for ensuring

the storage volume for which the basin was designed will be retained. Thereby, allowing no fill or easement encroachments.

I have reviewed the plans and believe that parcel 17-09-23-00-00-009.001, owned by Traders Point Christian Church, Inc., has been benefitting from the drain since 1984 and will continue to benefit from the drain. Therefore, I recommend the parcel be assessed to the drain at a commercial rate of \$35.00 per acre, with a \$75.00 minimum. With this assessment the total annual assessment for this parcel will be \$208.60 and increase the total annual assessment for the drain from \$2,109.38 to \$2,319.98.

The cost of the reconstruction is to be paid by Trader's Point Christian Church, Inc.

This reconstruction affects the following parcels and owners:

17-09-23-00-00-009.001	Traders Point Christian Church, Inc.
17-09-23-04-05-011.000	Bonnita Hess
17-09-23-04-05-012.000	Donald & Diana Cochran

The easement shall remain the easement from my original report dated May 1, 1984 and approved by the Board on July 9, 1984 (See DB Minutes Book 2, Page 3). The easement is recorded in the Office of the Hamilton County Recorder in Easement Book 1, pages 769 to 773.

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



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Thistlewood Drain #189

Reconstruction for Traders Point Church of Carmel

Will add 443' of new drain & remove 390' of original drain between Str. 116 to 102 & Str. 102 to concrete swale & concrete swale.

*The cost of the reconstruction to be paid by Trader's Point Christian Church, Inc.

*Work involves the existing easement on parcels 17-09-23-04-05-011.000 & 012.000.

*Parcel 17-09-23-00-00-009.001 owned by Traders Point will be added to the Thistlewood Drain assessment roll.

Hearing: 10/24/16

Maintenance	Rate	Minimum
Regulated Subd.	2.00	25.00
Commercial	35.00	75.00

Parcel	Owner	Description	Rate	Benefit	MntAsmt	RecAsmt	% of Total
17-09-23-00-00-009.001	Traders Point Christian Church Inc.	S23 T18 R3 5.96 Ac	Commercial	5.96	208.60	*	*
17-09-23-04-05-011.000	Hess, Bonnita J.	S23 T18 R3 Village of Mt Carmel Lot 379	*	*	*	*	*
17-09-23-04-05-012.000	Cochran, Donald M & Diana L	S23 T18 R3 Village of Mt Carmel Lot 378	*	*	*	*	*

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED
MAR 14 2010

OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: _____)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

_____ Central Christian Church _____ (hereinafter Petitioner”),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the _____ Thistlewood Regulated _____ Drain, and in support of

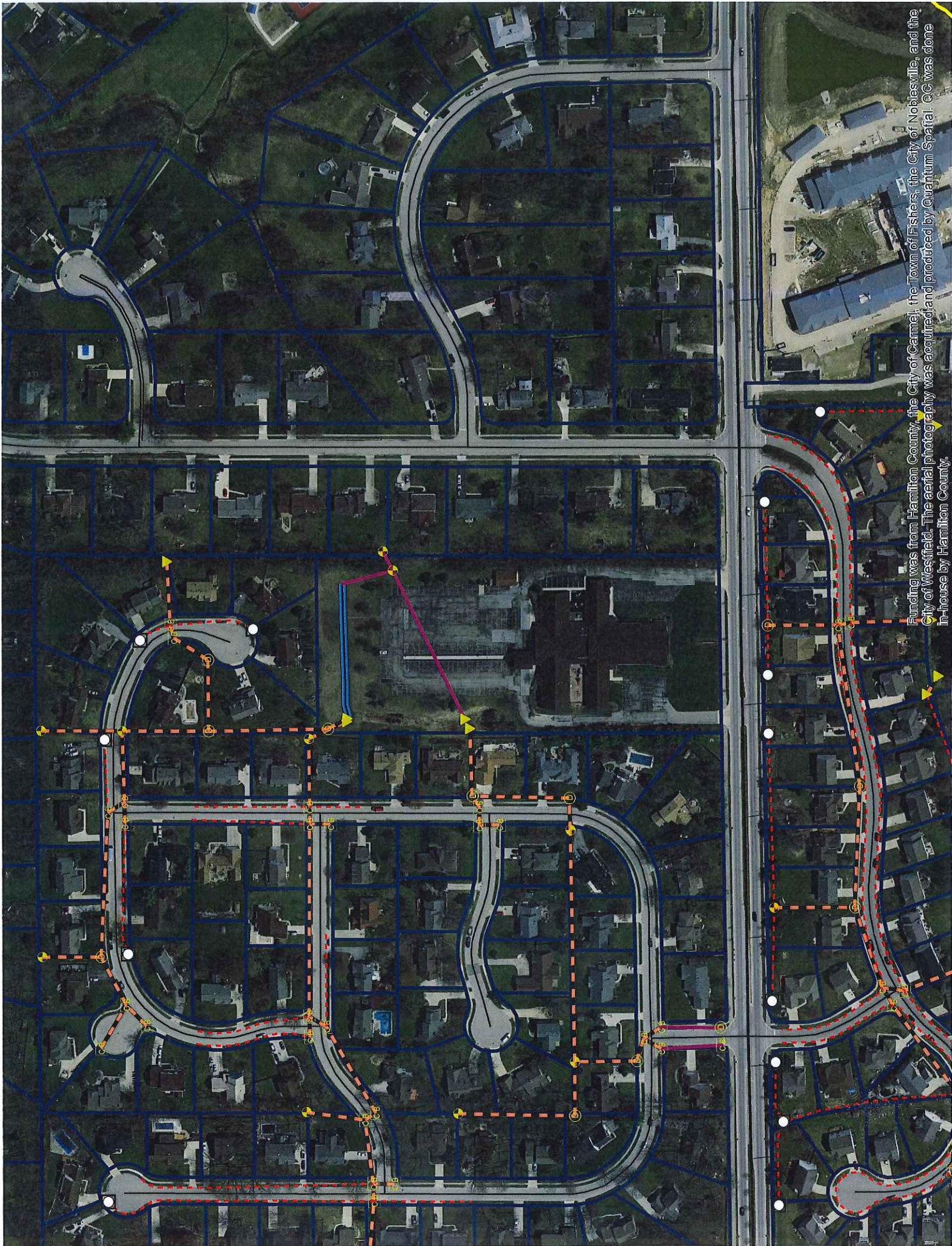
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the _____ Thistlewood Regulated _____ 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 _____ Thistlewood Regulated _____ 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 _____ Thistlewood Regulated _____ Drain, without cost to other property owners on the watershed of the _____ Thistlewood Regulated _____ Drain.

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

Signed

Printed



Funding was from Hamilton County, the City of Carmel, the Town of Fishers, the City of Noblesville, and the City of Westfield. The aerial photography was acquired and produced by Quantum Spatial. ©C was done in-house by Hamilton County.