



1263

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

April 14, 2014

To: Hamilton County Drainage Board

Re: Springs of Cambridge Drain, Section 11A&B Arm

Attached is a petition filed by Marina I, LP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springs of Cambridge Drain, Section 11 A&B Arm to be located in Fall Creek 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:

32 ft. of 12" RCP 43 ft. of 15" RCP 1600' of 6" SSD

The total length of the new drain will be 1673 feet.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs. 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.

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 \$50.00 per platted lot, \$10.00 per acre for common areas, with a \$50.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain for Section 11A&B will be \$550.00.

The petitioner has submitted surety for the proposed drain. The sureties that are in the form of a Subdivision Bond from the developer are as follows:

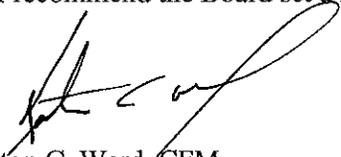
Agent: Lexon Insurance Company
Date: January 13, 2014
Number: 1000574
For: Storm Sewer System
Amount: \$22,584.00

Agent: Lexon Insurance Company
Date: January 13, 2014
Number: 1000574
For: Monumentation
Amount: \$600.00

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 Springs of Cambridge, Sec. 11 A&B as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for May 27, 2014.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/stc

Springs of Cambridge/Bee Camp Creek #262

Springs of Cambridge Sec. 11 Arm

SUBNE-2014-00001

Hearing:

Rate per Acre: 10.00
 Rate per Lot: 50.00
 Minimum: 50.00
 Road rate per acre: 10.00

Parcel	Owner	Description1	Description 2	Acres	Benefited	MntAsmt	MntPer
13-15-02-00-23-001.000	McCorkle, Scott Stephen & Tiffany Elizabeth	S2T17R5 Springs of Cambridge Sec. 11A Lot 434	Regulated Subd.	0.21	One Lot	\$ 50.00	9.09%
13-15-02-00-24-001.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Lot 435	Regulated Subd.	0.28	One Lot	\$ 50.00	9.09%
13-15-02-00-24-002.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Lot 436	Regulated Subd.	0.25	One Lot	\$ 50.00	9.09%
13-15-02-00-24-003.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Lot 437	Regulated Subd.	0.20	One Lot	\$ 50.00	9.09%
13-15-02-00-24-004.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Pt Blk G, 0.21Ac	Regulated Subd.	0.21	0.21	\$ 50.00	9.09%
13-15-02-00-24-005.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Pt Blk H, 0.28Ac	Regulated Subd.	0.28	0.28	\$ 50.00	9.09%
13-15-11-00-19-001.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Lot 438	Regulated Subd.	0.25	One Lot	\$ 50.00	9.09%
13-15-11-00-19-002.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Lot 439	Regulated Subd.	0.20	One Lot	\$ 50.00	9.09%
13-15-11-00-19-003.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Lot 440	Regulated Subd.	0.25	One Lot	\$ 50.00	9.09%
13-15-11-00-19-004.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Pt Blk G, 0.25Ac	Regulated Subd.	0.25	0.25	\$ 50.00	9.09%
13-15-11-00-19-005.000	Marina I LP	S2T17R5 Springs of Cambridge Sec. 11B Pt Blk H, 0.20Ac	Regulated Subd.	0.20	0.20	\$ 50.00	9.09%
Parcels: 11			Totals:	0.94	0.94	\$ 550.00	100%
					7 lots		

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NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FILED

JAN 14 2014

OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

At the request of Marina I, LP The Hamilton County Drainage Board considered the extent of the drainage easement on the Springs of Cambridge 11 Drain in the Springs of Cambridge Section 11A&B Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

- 1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded in Plat Cabinet 5 Slide 155 in the Hamilton County Recorders Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions:

SIGNED:

Handwritten signature of Allen Rosenberg

Allen Rosenberg, Marina I, LP

Marina, I LP

APPLICANT

PRINTED NAME

PRINTED NAME (Owner of Land)

FOR BOARD USE ONLY

AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS DAY OF 20 BY THE HAMILTON COUNTY DRAINAGE BOARD.

PRESIDENT OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law Allen Rosenberg, Marina I, LP

Prepared by the Hamilton County Drainage Board: Kenton C. Ward

(Surveyor)

Revised February 2011

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

JAN 14 2014

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of Springs of Cambridge Subdivision, Section
 11 A and B Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Springs of Cambridge Section 11 A & B, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

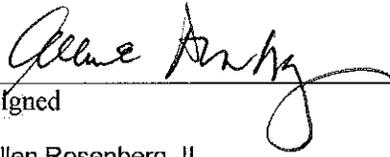
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

RECORDED OWNER(S) OF LAND INVOLVED


Signed

Allen Rosenberg, II
Printed Name

12/10/13
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date