

SURVEYOR'S OFFICE
Hamilton County

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February 25, 2014

To: Hamilton County Drainage Board

Re: Bentley Oaks Drain, Highpointe on Meridian Reconstruction

Attached is a petition from S-K Carmel, LLC, along with plans for the proposed reconstruction and relocation of the Bentley Oaks Drain. The proposal is to reconstruct and relocate this drain by piping part of the open drain to allow for development.

The reconstructed drain shall consist of those lengths of pipes between the following structures as shown on sheets C302C and C302D of the plans by Weihe Engineers, dated October 24, 2013, and having job number W11-0381:

The new drain shall begin at Str. 204A, which is a new structure placed on the existing drain after removing the end section, which is Str. 101 of the original drain, and then run to Str. 204, 203, 202, 201, and ending at Str. 200, where it discharges back into the existing open drain. Also to be included is the pipe from Str. 215 to Str. 202.

The drain in total will consist of the following lengths:

12" RCP – 56 ft.
15" RCP – 12 ft.
24" RCP – 734 ft.

The total length of new drain for this arm shall be 802 feet. The 650 feet of the original open drain from existing Str. 101 to the location of Str. 200, shall be vacated. This proposal will add 152 feet to the drains total length.

The cost of the reconstruction is to be paid by S-K Carmel, LLC.

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

Agent: Westchester Fire Insurance Company
Date: October 25, 2013
Number: K08961268
Amount: \$100,738.00

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 that a maintenance assessment for commercial, institutional, and multi-family residential tracts be set at \$10.00 per acre, with a \$75.00 minimum, for the Bentley Oaks Drain with this proposed development.

The following parcels should also be added to the maintenance rolls for the Bentley Oaks Drain:

<u>Parcel</u>	<u>Owner</u>	<u>Acreage</u>
17-09-26-00-15-001.000	S-K Carmel LLC	8.09
17-09-26-00-00-003.002	City of Carmel	0.80
17-09-26-00-15-002.000	Frank K Regan	12.81
17-09-26-00-15-003.000	Frank K Regan	5.42

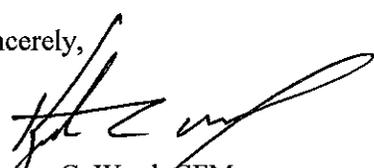
Parcel 17-09-26-00-15-003.000 and the assessment amount of parcel 17-09-26-00-15-002.000 should be removed from the Williams Creek Drain maintenance assessment roll, as all the onsite drainage is being collected and released at a detained rate to the open drain flowing to the east to Cool Creek. With this assessment to the Bentley Oaks Drain, the annual assessment for these additional parcels will be \$359.00.

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 plat for Highpointe on Meridian as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for April 28, 2014.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Bentley Oaks #247

Highpointe on Meridian Reconstruction

*Cost of reconstruction is to be paid by S-K Carmel, LLC.

SUBNE-2013-00017

Will add 802' of RCP & vacate 650' of open.

Hearing: 04/28/14

Parcel	Owner	Description ¹	Description 2	Acres Benefitted	Reconst	MinAsmt	MntPer
17-09-26-00-00-003.002	City Of Carmel	S26 T18 R3 0.80 Ac	Commercial	0.80	*	\$ 75.00	20.89%
17-09-26-00-15-001.000	SK Carmel LLC	S26T18R3 Highpointe on Meridian Lot 1, 8.09Ac	Commercial	8.09	*	\$ 80.90	22.53%
17-09-26-00-15-002.000	Regan, Frank K.	S26T18R3 Highpointe on Meridian Lot 2, 12.81Ac	Commercial	12.81	*	\$ 128.10	35.68%
17-09-26-00-15-002.000		Remove \$75 assessment to Williams Creek #315.					
17-09-26-00-15-003.000	Regan, Frank K.	S26T18R3 Highpointe on Meridian Lot 3, 5.42Ac	Commercial	5.42	*	\$ 75.00	20.89%
17-09-26-00-15-003.000		Remove \$75 assessment to Williams Creek #315.					
Parcels: 4			Totals:	27.12		\$ 359.00	100.0%

This hearing will add \$359.00 to the Bentley Oaks annual maintenance & remove \$150.00 from the Williams Creek Drain.

Maintenance Rate Minimum
Commercial 10.00 75.00

