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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

September 21, 2016

To: Hamilton County Drainage Board

Re: William Lehr Drain, Joseph & Brooks Arm, Hood's Meadow, Lot 1 – Fiore Nursery Reconstruction

Attached are petition and plans for the proposed reconstruction of the William Lehr Drain, Joseph & Brooks Arm. This project is to be paid for by Fiore Nursery. The proposal is to reconstruct the existing tile drains currently on parcel 10-11-16-00-00-008.001 (proposed Fiore Nursery site) owned by Fiore Properties of Indianapolis, LLC; parcel 10-11-16-00-00-009.000, owned by S&T Land Holdings, LLC; parcel 10-11-16-00-00-010.001 owned by Steven E & Tina S Hood; parcel 10-11-16-00-00-015.000 owned by Hilary A Brockman; and pipes under the Greenfield Avenue right-of-way owned by the City of Noblesville per the 'Fiore Nursery – Lot 1 of Hood's Meadow' project plans by Stoepfelwerth and Associates, Job No. 74030PRD-S1, dated 6/27/2016.

Per the plans, the upstream end of this extension will begin at an existing manhole near the south right-of-way line of Greenfield Avenue which is at Station 49+94 of the existing L.N. Joseph & Eli Brooks Drain (1893). A new pipe will cross under Greenfield Avenue and outlet into a new open ditch, which will replace the existing parallel 12" drain tiles. The ditch will flow north 860 feet as an open ditch along the site's east property line. At the north end of the ditch, a storm pipe will connect the open ditch to the existing drain via a proposed manhole at Station 60+45 of the Joseph & Brooks Drain (1893).

This reconstruction will consist of the following:

860' of open drain 206' of 24" RCP

The RCP listed above consists of that storm pipe between Structures 400 and 401 and Structure 402 and the existing structure south of Greenfield Avenue on Sheets C600 and C601 on the attached plans.

The newly installed drain will have a length of 1066'. The existing 1051' of the LN Joseph & Eli Brooks Arm (installed 1893) between existing stations 49+94 and 60+45 will be removed and abandoned. This proposal will add 15' of additional footage to the drain's total length.

Note: An existing 16" regulated drain tile will remain intact in this vicinity. It is located east of the property line with Hoods Gardens (parcels 10-11-16-00-00-014.000 and 10-11-16-00-00-010.001) and generally runs parallel with the proposed reconstruction. This tile is a portion of the LN Joseph Arm (installed 1952). Where it parallels the reconstruction, it consists of 1014' of 16" tile between existing stations 60+45 and 70+59. This is to provide drainage for any remaining private tiles east of the reconstruction area.

The LN Joseph & Eli Brooks Drain was established in 1893 (See Reviewers Report, December 7, 1893) and combined with the William Lehr Drain, Booth-White and Joseph Drains in 1967. The drains are currently on a maintenance program which was approved at hearing on December 4, 1967 (See Minutes Book 1, Page 23).

The cost of the project is to be paid by the developer. The petitioner has submitted surety for the proposed drain at this time. The surety which is in the form of a Letter of Credit from the developer is as follows:

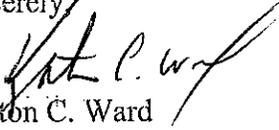
Agent: 1st Farm Credit Services
Date: October 3, 2016
Expiration Date: October 1, 2017
Number: 7789129300
For: Fiore Properties -- Indianapolis, LLC
Reconstruction of the Lehr drain
Amount: \$64,382.00

A Non-enforcement has been submitted for the drain on the Fiore property. The request is for the encroachment on the west side of the drain to be 35' from the top of bank of the open ditch, as measured at right angles. The non-enforcement should be approved by the Board upon approval of the proposed reconstruction.

This project site is part of the Lehr Drain, LN Joseph & Eli Brooks Arm Deferred Assessment Area. At the time of assessment, Parcel 10-11-16-00-00-008.000 had 43.49 acres benefited with a reconstruction assessment of \$34,278.82. This parcel has recently been platted as Hood's Meadow, which includes two lots and dedicated right-of-way. Fiore Nursery is Lot 1 of Hood's Meadow. The assessment was paid in full by S & T Land Holding on September 15, 2016.

I recommend the Board set a hearing date for November 28, 2016

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/stc

William Lehr Drain #3

Joseph Arm and Joseph & Brooks Arm

Fiore Nursery **INDNE-2016-00054** - Easement for west side of drain to be 35' from top of bank.

The newly installed drain petitioned by David Fiore for Fiore Nursery will be 860' of open & 206' of 24" RCP (1066')

Original 1893 twin tiles of L.N. Joseph & Eli Brooks Arm between Sta 49+94 & 60+45 will be abandoned (-1051')

Parallel line installed 1952 as L.N. Joseph between Sta 60 +45 & 70+59 will be abandoned (-1014)

This proposal will add 15' of additional footage to the drain's total length.

*Cost of project to be paid by the developer. No change in current maintenance assessment rates.

Hearing: 11/28/16

Parcel	Owner	Description	Rate	Benefit	MntAsmt	RecAsmt	% of Total
10-11-16-00-00-008.001	Fiore Properties of Indianapolis	S16 T18 R5 Hoods Meadow Lot 1, 15.00 Ac	*	*	*	*	*
10-11-16-00-00-009.000	S & T Land Holdings	S16 T18 R5 Hoods Corner Blk A, 14.13 Ac	*	*	*	*	*
10-11-16-00-00-010.001	Hood, Steven L & Tina S	S16 T18 R5 10.00 Ac	*	*	*	*	*
10-11-16-00-00-014.000	Hood, Steven L & Tina S	S16 T18 R5 7.33 Ac	*	*	*	*	*
10-11-16-00-00-015.000	Brockman, Hillary A	S16 T18 R5 3.60 Ac	*	*	*	*	*
99-99-99-99-99-999.008	City Of Noblesville	S16 T18 R5 Greenfield Ave.	*	*	*	*	*

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN RE: Fiore Nursery)
 Hamilton County, Indiana)

FILED
SEP 07 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

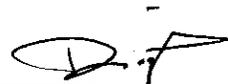
PETITION FOR RELOCATION AND RECONSTRUCTION

 PRD Associates, Inc. (hereinafter "Petitioner"),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the William Lehr Drain Drain, and in support of said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the William Lehr Drain 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 William Lehr Drain 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 William Lehr Drain Drain, without cost to other property owners on the watershed of the William Lehr Drain Drain.
5. Proposed relocation and reconstruction will not adversely affect other land owners within the drainage shed.
6. Petitioner requests approval of the proposed relocation and reconstruction under IC 36-9-27-52.5.

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



Signed _____

David M Fiore _____

Printed _____

FIORE NURSERY

DRAINAGE NARRATIVE

Fiore Nursery & Landscape Supply is proposing the development of tree nursery in the City of Noblesville, Hamilton County to be known as Fiore Nursery. The site is located on the north side of Greenfield Avenue approximately 1,350 feet west of Summer Road. The site is more specifically located in a part of the Northeast Quarter of Section 16, Township 18 North, Range 5 East, Hamilton County, Indiana.

EXISTING CONDITIONS

The overall project is approximately 15 acres and is located in the William Lehr Shed. There is no offsite flowing to this site. The site generally drains from west to east. The William Lehr Drain runs along the east property line of this site. The eastern adjoiner is an existing nursery with a retention area located at the northwest corner. At this time we assume this retention area discharges to the one of the two legal tiles. Further investigation will be needed to verify this. According to the National Wetland Inventory Map there are no wetlands on this site. The overall site has an elevation range of 823, located in the center of the site, to 815 located near the northeast corner of the site.

The proposed is a part of a larger drainage basin, approximately 71 acre. The majority of the offsite from the west drains to a localized point near the northeast corner of the proposed site. Allowable release rates are based off the onsite area that naturally flows to the proposed discharge point.

Soil Types:

Brookston silty clay loam (Br) – Type B soil

Crosby silt loam (CrA) – Type C soil

Surrounding Uses:

North – Agricultural

South – Single family residential – Waterman Farms

East – Plant nursery – Hoods Gardens

West – Agricultural

PROPOSED CONDITIONS

This Drainage Report reflects the proposed conditions of Fiore Nursery. There will be one (1) wet retention pond, located near the southeast corner of the site, and one (1) dry detention basin located adjacent to the north property line of the subject site. Both basins will outlet to the William Lehr legal drain – which will be reconstructed to be an open-ditch with this development. The dry detention basin is needed to convey the large amount of offsite drainage from the west to the legal drain. Water quality will be handled by wetland plugs located at the end sections flowing in to the ponds. In order to meet release rates the ICPR model was modeled with smaller orifice at the outlet control structures. Structure #404, pond 1, was designed with a 3.5” at normal pool, a 4” for the 10 year storm and the 24x24 top. Structure #430, dry basin 2, was designed with a 4” at normal pool, 4” for the 10 year and 30x30 top. The smaller orifice still allow the 100 year pond elevations to remain within the top-of-bank. The dry basin will detain the onsite flows and will allow the majority of the offsite to pass through, via a spillway, at the same location as the natural drainage point is in the existing conditions.

Drainage Criteria:

Per the Noblesville Stormwater Ordinance, the drainage discharge rate criteria are as follows:

Post-developed release rates from the site shall be no greater than 0.1 cfs/acre of the development for the 0-10 year return interval storms, and 0.30 cfs/acre of the development for the 11-100 year return interval storms.

Post-Developed Discharge to OUTLET

Allowable vs. Proposed Discharge Rates: (based on 14.7 acres)

	<u>2-Year (cfs)</u>	<u>10-Year (cfs)</u>	<u>100-Year(cfs)</u>
Allowable Release Rates (Onsite):		1.47	4.41
Proposed Release Rates (w/ reduced orifice):	1.36	1.43	4.22
Proposed Release Rates (w/ 6” orifice):	1.83	2.37	5.48

The post-developed site was analyzed using a storage-routing computer program. All pond routing and analysis was completed using Advanced ICPR. This program routes and analyzes all components in a storm system on a user-defined time interval. All secondary storm sewer design was performed using StormCAD.

The discharge rate criteria are met per the City of Noblesville Stormwater Ordinance.

The water quality design criteria are met using wet pond designs and outlet control structures per the City of Noblesville Stormwater Ordinance.

REFERENCES

HERPICC Stormwater Drainage Manual
City of Noblesville Stormwater Technical Standards Manual
Hamilton County Soil Survey



Wm Lehr Drain Reconstruction

Fiore Nursery - Hood's Meadow lot 1

Printed: Sep 21, 2016

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