



Kenton C. Ward, CFM
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October 4, 2013

To: Hamilton County Drainage Board

Re: U.G. Mitchner Drain, Bridgewater Marketplace Section 3 Reconstruction

Attached are petitions Throgmartin – Henke, LLP and Justus at Bridgewater, LLC, along with plans for the proposed reconstruction and relocation of the Orville Keys 2006 Reconstruction Arm, the Orville Keys 1984 Reconstruction Arm, and the Setters Run Arm of the U.G. Mitchner Drain. The reconstruction is being proposed by Throgmartin-Henke, LLP. The proposal is to reconstruct and relocate this drain with RCP to allow for development of the tracts as Bridgewater Marketplace Section 3.

U.G. Mitchner – Orville Keys 2006 Reconstruction

The reconstructed drain shall consist of those lengths of pipes between the following structures as shown on sheets C200 and C201 of the plans by Stooppelwerth & Associates, Inc., dated February 1, 2013, and having job number 56030THR-C2:

The new drain shall begin at the existing lake on parcel 08-10-17-00-20-001.000, owned by Justus at Bridgewater LLC, with a new pond outlet, Str. 421, then to Str. 420, which empties into Lake #1 on parcel 08-10-17-00-20-002.000, owned by Throgmartin Henke Development LLP. The drain then continues to the outlet of Lake #1, Str. 408, then to Str. 407, then Str. 406, and then connecting back to 43 feet of existing 30" RCP which terminates at the main channel of the U.G. Mitchner Drain just west of Gray Road.

The drain in total will consist of the following lengths:

24" RCP – 370 ft.
30" RCP – 539 ft.

The total length of new drain shall be 909 feet. The 1375 feet of the original drain between Str. 716 and the confluence with the main channel of the U.G. Mitchner Drain shall be vacated. This proposal will remove 466 feet from the drains total length.

The detention ponds, Lake #1 on parcel 08-10-17-00-20-002.000, owned by Throgmartin Henke Development LLP, and existing lake on parcel 08-10-17-00-20-001.000, owned by Justus at Bridgewater LLC, are to be considered part of the regulated drain. Pond (Lake) maintenance shall include inlet, outlet, and erosion control along the banks as part of the regulated drain. The maintenance of the pond such as mowing, aquatic vegetation control and sediment removal will be the responsibility of the Property Owner. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained, thereby, allowing no fill or easement encroachments.

U.G. Mitchner – Orville Keys 1984 Reconstruction

With the development of this parcel, the Orville Keys 1984 Reconstruction Arm shall be vacated from Sta. 6+55 to Sta. 11+88 and Sta. 13+03 to Sta. 26+42 per the Surveyor's report dated March 29, 1984 and approved by the Board on May 14, 1984 (See Drainage Board Minutes Book 1, Pages 536-537). This shall include both the tile and the grass waterway, which was installed for surface water flows.

The total length of new drain shall be 0 (zero) feet. The 1872 feet of the original drain between Sta. 6+55 to Sta. 11+88 and Sta. 13+03 to Sta. 26+42 shall be vacated.

U.G. Mitchner – Setters Run Arm

The reconstructed drain shall consist of those lengths of pipes between the following structures as shown on sheet C201 of the plans by Stoepfelwerth & Associates, Inc., dated February 1, 2013, and having job number 56030THR-C2:

The RCP pipe from Str. EX. 1 on sheet C201 (also known as Str. 47 per the Bridgewater Marketplace Relocation plans) to Str. 48 of the Bridgewater Marketplace Relocation plans, which is 55 feet of 30" RCP, and from Str. 48 (end section) to the main channel of the U.G. Mitchner Drain, which is 45 feet of open ditch, shall be removed. It will be replaced with 75 feet of 30" RCP from Str. EX. 1 to new Str. 400 and 20 feet of 30" RCP from Str. 400 to a head wall being installed with the extension of the Gray Road crossing.

The drain in total will consist of the following lengths:

30" RCP – 95 ft.

The total length of new drain shall be 95 feet. The 100 feet of original drain between Str. 47 and the main open channel shall be vacated. This proposal will remove 5 feet from the drains total length.

The cost of the reconstruction is to be paid by Throgmartin-Henke, LLP.

The petitioner has provided a Letter of Credit as follows:

Bonding Company: PNC Bank, National Association
Bond Number: 18120217-00-000
Bond Date: August 12, 2013
Bond Amount: \$64,000.00

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 Bridgewater Marketplace Section 3 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed reconstruction for November 25, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenton C. Ward', written over a horizontal line.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

U.G. Mitchner Drain #275

Bridgewater Marketplace Sec. 3 Reconstruction
 SUBNE-2013-00003

Hearing: 11/25/13

Orville Keys 2006 Reconstruction will have 909' of RCP added & vacate 1375' of original drain between Str 716 & confluence with main channel.
 Orville Keys 1984 Reconstruction will have zero new drain & vacate 1872' of original drain between Sta 6+55 to 11+88 & Sta 13+03 to 26+42.
 Setters Run Arm will have 95' of 30" RCP added & vacate 100' of original drain between Str 47 & main open channel.

*Cost of reconstruction is to be paid by Throgmartin-Henke LLP.

*No change in current maintenance assessments which are set at the Commercial rate.

Parcel	Owner	Description	Easement	Benefit	RecAsmt	MntAsmt	Percent of Total
08-10-17-00-20-001.000	Justus at Bridgewater LLC	S17 T18 R4 Bridgewater Marketplace 3rd Lot 1	30' RDE per plat	22.37	*	*	*
08-10-17-00-20-002.000	Throgmartin Henke Dev LLP	S17 T18 R4 Bridgewater Marketplace 3rd Lot 2	30' RDE per plat	8.78	*	*	*
08-10-17-00-20-003.000	Throgmartin Henke Dev LLP	S17 T18 R4 Bridgewater Marketplace 3rd Lot 3	30' RDE per plat	3.25	*	*	*
08-10-17-00-20-004.000	Throgmartin Henke Dev LLP	S17 T18 R4 Bridgewater Marketplace 3rd CA 1	30' RDE per plat	1.81	*	*	*

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED
APR 11 2013

IN RE: Bridgewater Market Place, Section 2)
Hamilton County, Indiana)

OFFICE OF HAMILTON COUNTY SURVEYOR

PETITION FOR RELOCATION AND RECONSTRUCTION

Throgmartin - Henke Development, LLP (hereinafter "Petitioner"),

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

said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the UG Mitchner 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 UG Mitchner 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 UG Mitchner Drain Drain, without cost to other property owners on the watershed of the UG Mitchner 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 UG Mitchner Drain Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.

Bill Duncan
Signed

Bill Duncan
Printed

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED
APR 11 2013
OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: Bridgewater Apartments)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

Justus at Bridgewater, LLC (hereinafter "Petitioner"),

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

1. Petitioner owns real estate through which a portion of the UG Mitchner 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 UG Mitchner 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 UG Mitchner Drain Drain, without cost to other property owners on the watershed of the UG Mitchner 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 UG Mitchner Drain Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.

Walter E. Justus
Signed
Walter E. Justus
Printed

