

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

August 5, 2013

TO: Hamilton County Drainage Board

RE: Williams Creek Drain, B & B Park Arm

Attached is a petition filed by Christian & Amie Browning, along with a non-enforcement, plans, calculations, and quantity summary for the B & B Park (formerly known as Lakeland) Arm to the Williams Creek Drain. This proposed drain is located in Clay 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 below. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a 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:

Open Ditch – 520 feet

The total length of the drain will be 520 feet.

The arm shall begin at north property line of parcel 17-09-27-00-00-032.000, owned by Christian & Amie Browning, and follow the existing open channel (Elliott Creek) 520 feet to the south property line of said parcel, which is the beginning point for the Claridge Farms Drain, Section 1 Arm, per my report dated December 20, 1990 and approved by the Board at a hearing on March 18, 1991 (see Drainage Board Minute Book #2, pages 516 and 520).

The internal storm sewer drains to the subdivision will remain private and the maintenance responsibility will be that of the property owners.

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 the landowner by the construction of this drain. I recommend the Williams Creek un-regulated subdivision rate of \$5.00 per acre, with a \$35.00 minimum, and \$10.00 per acre for road be used. With this assessment, the total annual assessment for this drain/this section will be \$78.26.

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.

The parcels involved with this new arm are:

<u>Parcel</u>	<u>Owner</u>
17-09-27-00-00-032.000 Clay Center Road	Christian & Amie Browning City of Carmel

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request is for the regulated drain easement to be those easement widths as shown on the secondary plat for B & B Park as recorded in the office of the Hamilton County Recorder.

I recommend that the Board set a hearing for this arm on September 23, 2013.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Williams Creek #315

B & B Park Arm (fka Lakeland)

SUBNE-2009-00004

Period of collection for maintenance is until the Williams Creek fund is 8 * the annual assessment.

Hearing: 09/23/13

This hearing will add 520' of open ditch to the Elliott Creek Arm.

*Proposed acreage of roads will be added to the existing acreage already assessed.

Parcel	Owner	Desc	Rate	Ben	Proposed Assmt	% of Total	Minimum
17-09-27-00-00-032.000	Browning, Christian T & Amie B	S27 T18 R3 B & B Park Lot 1, 7.51 Ac	Un-Regulated Subd.	7.51	\$ 37.56	47.99%	\$ 15.00
17-09-27-00-00-032.000	Browning, Christian T & Amie B	S27 T18 R3 B & B Park Lot 2, 2.50 Ac	Un-Regulated Subd.	2.5	\$ 35.00	44.72%	\$ 35.00
99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S27 T18 R3 Clay Center Rd.-Taken w/plat.	Road	0.57	\$ 5.70	7.28%	\$ 65.00
				Total: \$	\$ 78.26	100.00%	

Residential/Ag \$ 3.00 \$ 15.00

Un-Reg Subd. \$ 5.00 \$ 35.00

Regulated Subd. \$ 10.00 \$ 65.00

Commercial \$ 10.00 \$ 75.00

Roads \$ 10.00



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

STATE OF INDIANA) BEFORE THE HAMILTON
)
COUNTY OF HAMILTON) COUNTY DRAINAGE BOARD

At the request of Christian T and Amie B. Browning The Hamilton County Drainage Board considered the extent of the drainage easement on the Williams Creek Drain in the B & B Park 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 Slide 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]
APPLICANT

Michael L. DeBoy
PRINTED NAME

Christian T. and Amie B. Browning
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 penalites for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law Christian Browning"

Prepared by the Hamilton County Drainage Board: Kenton Ward

SUBNE-2009-00004

RECEIPT

Hamilton County Surveyor's Office
NAME OF UNIT, AGENCY, BOARD OR DEPARTMENT

Nonenforcement FUND

NO. 8160

Noblesville IN, Date 9/3/09

RECEIVED FROM Christian J. & Annie B. Browning \$ 100.⁰⁰

THE SUM OF One hundred ⁰⁰/₁₀₀ DOLLARS

ON ACCOUNT OF Elliott Creek, Lakeland Subd. SUBNE-2009-00009

PAYMENT TYPE AND AMOUNT: For driveway and stormwater detention & treatment facilities

CASH _____ CHECK 2226 M.O. _____

EFT _____ CC/BC _____ OTHER _____

Janet Hansen
AUTHORIZED SIGNATURE

FILED

SEP 03 2009

OFFICE OF HAMILTON COUNTY SURVEYOR

NON-ENFORCEMENT INFORMATION

Hamilton County Surveyor's Office
One Hamilton County Square, Suite 188
Noblesville, IN 46060
317-776-8495 fax: 317-776-9628

Name of Drain: Williams Crk
Elliott Creek Aron Project Name: Lakeland - Now B&B Park

Parcel Number: 17-09-27-00-00-032.000 Township: Clay

Applicant's Name: Michael L. DeBoy Property Owner: Christian T. and Amie B. Browning

Address: 501 South 9th Street - Suite 100, Noblesville, Property Address: 12801 West Rd
Indiana 46060 Zionsville, Indiana 46077

Phone: (317) 770-1801 Phone: (317) 716-7979

Fax: (317) 770-1821 Fax: () _____

Contact Name: Michael L. DeBoy Contractor-Installer: Browning Construction

Address: 501 S. 9th St, Suite 100, Noblesville, IN 46060 Address: 6100 W. 96th St, Ste 250, Indianapolis 46278

Phone: (317) 770-1801 Phone: (317) 344-7374

Fax: (317) 770-1821 Fax: (317) 344-7473

Purpose of Non-enforcement: Driveway and Stormwater Detention and treatment facilities

Reduced to: 25 feet on either side of Drain.

If Utility, how many feet is line paralleling drain: N/A

Plan Project / Job Number: 2006-0120

Project Location: 12650 N. Clay Center Road, Carmel, IN - Pt. SW/4 Sec. 27-T18N-R3E, Clay Twp.

Engineering Firm: DeBoy Land Development Services

Address: 501 South 9th Street, Suite 100, Noblesville, Indiana 46060

Phone: (317) 770-1801 Fax: (317) 770-1821

For Office Use Only

Permit # _____ Project # _____ Check # _____

SUBNE-2009-00004

FILED

SEP 03 2009

OFFICE OF HAMILTON COUNTY CLERK

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

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

In the matter of _____ Lakeland _____ Subdivision, Section
_____ 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 _____ Lakeland _____, 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

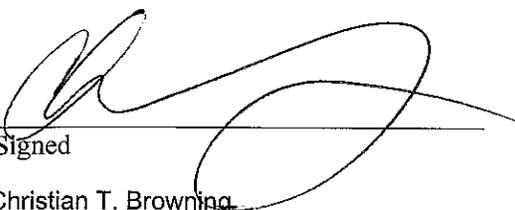
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

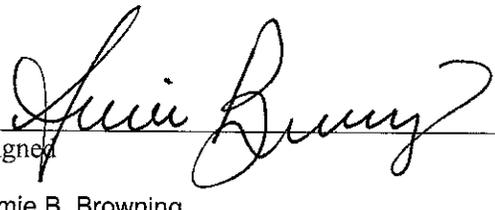
The Petitioner also agrees to the following:

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
Christian T. Browning
Printed Name
8/31/09
Date


Signed
Amie B. Browning
Printed Name
8/31/09
Date

Signed
Printed Name
Date

Signed
Printed Name
Date

Handwritten text, possibly a signature or name, located in the upper left quadrant of the page.

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FILED

SEP 03 2009

OFFICE OF HAMILTON COUNTY CLERK



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204
(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Michael R. Pence

Governor

August 6, 2013

Thomas W. Easterly

Commissioner

Dear Affected Party:

This letter serves as notice that the Indiana Department of Environmental Management (IDEM), Office of Water Quality, Facility Construction Section has received a **sanitary sewer** permit application on August 1, 2013, from Mr. Christian Browning, Owner as required by IC 13-15-3-1. If approved by IDEM, the permit would allow the applicant to construct a sanitary sewer for B & B Park in Carmel, Indiana.

If you have any questions concerning this application, please contact Don Worley at 317/232-5579, or by e-mail at dworley@idem.in.gov.

cc: Carmel Mayor or Town Council President

Hamilton Board of County Commissioners

LAKELAND SUBDIVISION
12650 CLAY CENTER ROAD
CARMEL, INDIANA

DRAINAGE REPORT
October 17, 2008



Designers Engineers Surveyors
501 S. 9th Street, Suite 100 Noblesville IN 46060
Phone: 317.770.1801 Fax: 317.770.1821
Toll Free: 1.888.801.8555

Bringing Your World into Focus

I, Colin R. Patterson, certify that I am a Registered Professional Engineer in the State of Indiana and the site development plans and drainage calculations for the site are in complete compliance with the Carmel Technical Stormwater Standards Manual.

Project No. 2006-0120

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- 1.0 Drainage Summary**
 - Site Location
 - Project Description
 - Existing Site Conditions
 - Proposed Storm Water Drainage System

- 2.0 Appendix A – Existing Site Drainage Conditions**
 - Existing HydraFlow Reports
 - Existing Time of Concentration
 - FIRM Map
 - SOILS Map
 - Existing Conditions Map

- 3.0 Appendix B – Developed Site Drainage Conditions**
 - Developed HydraFlow Reports
 - Developed Conditions Map

- 4.0 Appendix C – Water Quality Summary**
 - HydraFlow Reports
 - Water Quality Volume Calculations

- 5.0 Appendix D – Storm Sewer Design**
 - HydraFlow Storm Sewer Report
 - Utility Map
 - Drainage Basin Map

1.0 DRAINAGE SUMMARY

PROJECT: Lakeland Subdivision
12650 Clay Center Road
Carmel, Indiana

PREPARED BY: Colin R Patterson, PE
Brent White, E.I., S.I.T.
DeBoy Land Development Services
501 South 9th Street
Noblesville, Indiana
DLDS. Proj. No. 2006-0120

Site Location

The proposed project is located along Clay Center Road at 12650 North Clay Center Road. The parcel is in the Southwest Quarter of Section 27, Township 18 North, Range 3 East, Carmel, Indiana.

Project Description

The scope of this development is to build a residential development. This project will split a 10 acre parcel into 2 lots. These lots will be developed as custom estates to fit into the exiting contouring, landscaping and flow of the site with minimal to no construction/destruction of the existing conditions. Following this requirement of the owner/developer, this site will have some areas of uncontrolled discharge continuing on the existing path of release.

Existing Site Conditions

The existing parcel is 10 +/- acres. The existing site contains a residential home and two out buildings. The time of concentration for the undeveloped parcel is 51 minutes. The existing runoff curve number is 65. The site is shown on FIRM Maps 18057C0206F, dated Feb. 19, 2003. The site does lie partially in the floodplain. A study of Elliot Creek has been done by Christopher B. Burke engineering, LTD, this report was completed in February of 2007.

Proposed Storm Water Drainage System

The proposed storm system for this site is abnormal. A meeting was held with the County Surveyor's Office to determine the best design in regards to the cost of the system for a simple two lot sub-division. The approach that was recommended by Greg Hoyes of the Hamilton County Surveyor's Office was to excavate from the floodplain to get the detention volume needed.

The recommended approach was used to maximize the amount of detainable volume upstream of the existing box culvert crossing over Elliot Creek. The rest of the detention was put into a dammed up ravine. This ravine is also proposed to be excavated to maximize as much of the current terrain and to maintain the existence of the current house.

Since the approach is different than that of the required storm water drainage manual, the main item that was looked at for the site is the established 100-year floodplain elevation per the Burke report. The goal is to prevent any increase in the elevation of the 100-year flood elevation. To do this analysis, the site had to be broken into two different areas. The two areas are the upstream and the downstream. The reference point for the split is the current box culvert crossing the creek. The box culvert will remain so that it is a constant condition in both the existing and developed conditions.

From the Burke report, the box culvert is the point where the 100 year flood elevation changes. The upstream elevation is 867.30 and the downstream is 866.30. The challenge is to remove enough soil to store the runoff that would give the parcel the amount of detention to release at the allowable release rates and yet not increase the 100-year flood elevations of Elliot Creek.

The majority of the developed storm sewer system will be controlled by swales. Where a drive crosses a swale, a culvert pipe will be used to convey flow under the drive. This culvert/pipe will also be used as a flow restrictor to create detention within the swale itself.

The following table shows the info used on the existing conditions. The input info was used to achieve the required 100-year elevations as stated in the Burke floodplain/floodway study.

	<i>Downs Stream Basin</i>	<i>Ravine Area Basin</i>	<i>Upstream Offsite Basin</i>	<i>Upstream Onsite Basin</i>
Acreage	0.87	3.74	830	5.4
Time of Concentration	24	51	300	51
Curve Number (CN)	65	65	75	65

<i>Storm Event</i>	<i>Ravine Detention</i>	<i>Upstream Floodway Storage</i>	<i>Downstream Floodway Storage</i>
2-year (Elev)	867.51	865.07	861.94
10-year (Elev)	867.76	866.80	863.61
100-year (Elev)	868.24	867.29	866.30

The developed conditions are listed in the next set of tables.

	<i>Downs Stream Basin</i>	<i>Ravine Area Basin</i>	<i>Upstream Offsite Basin</i>	<i>Upstream Onsite Basin</i>
Acreage	1.25	5.73	830	3.04
Time of Concentration	15.0	18	300	15
Curve Number (CN)	84	84	75	82

<i>Storm Event</i>	<i>Ravine Detention</i>	<i>Upstream Floodway Storage</i>	<i>Downstream Floodway Storage</i>
2-year (Elev)	866.70	865.06	861.94
10-year (Elev)	867.10	866.80	863.62
100-year (Elev)	868.20	867.30	866.30

Comparing the existing and developed tables listed above, the floodplain is not adversely affected. The way this is done is by damming up a ravine and then excavating soil from the area to enlarge it. This creates a dry detention basin for the site. The other measure needed in conjunction with the ravine is the expansion for the floodplain within the site's boundary.

Thereby, the proposed site drainages do not affect the 100-year flood elevations of Elliot Creek.

The analysis was done using AutoDesk Hydroflow software. The analysis held the elevations for the 100-year floodplain that was established by Burke as the Base Flood Elevations.

See Attached Appendices "A", "B", "C" and "D" for Project Site information and Design Calculations.

**LAKELAND SUBDIVISION
12650 CLAY CENTER ROAD
CARMEL, INDIANA**

**Water and Sanitary Analysis
October 17, 2008**



Designers Engineers Surveyors
501 S. 9th Street, Suite 100 Noblesville IN 46060
Phone: 317.770.1801 Fax: 317.770.1821
Toll Free: 1.888.801.8555

Bringing Your World into Focus

Project No. 2006-0120

WATER AND SANITARY SUMMARY

PROJECT: Lakeland Subdivision
12650 Clay Center Road
Carmel, Indiana

PREPARED BY: Colin R Patterson, PE
Brent White, E.I., S.I.T.
DeBoy Land Development Services
501 South 9th Street
Noblesville, Indiana
DLDS. Proj. No. 2006-0120

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Existing Site Conditions

The existing site did have a single family residential house and a couple of out buildings on it. The existing home had City water and a septic system. The site has currently been raised of all existing structures to start making preparations for new construction. The existing septic system has been filled in and capped. The water lateral has been capped near the street.

Proposed Water and Sanitary

The proposed connections for the site will connect into existing utilities. The water services shall feed off an existing water main in Claridge Farms subdivision, off of Chyverton Circle. The sanitary system will connect to the existing sanitary lines also within Claridge Farms. These sanitary lines are under the jurisdiction of Clay Township Regional Waste District. The water lines are under the jurisdiction of City of Carmel Water-Wastewater Utilities.

