

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

November 05, 2012

To: Hamilton County Drainage Board

Re: Mud Creek – Sand Creek Drainage Area, Fishers Senior Housing Arm

Attached is a petition and plans for the proposed Mud Creek – Sand Creek Drain, Fishers Senior Housing Arm. The arm is being proposed by Fishers Senior Housing Property, LLC. The proposal is to extend an arm across parcel 19-11-32-00-09-002.001, owned by Fishers Senior Housing Property, LLC; parcel 19-11-32-00-00-034.000, owned by Enrique Apartment Company, Ltd.; and parcel 19-11-32-00-00-034.002, owned by Hunt Sand Creek, LLC, as part of the Watermark on Cumberland project per plans by A&F Engineering, Job No. 12054L, revision date 10/10/12.

Per the plans, the arm will be a 550' long open drain with a three (3) foot wide flat bottom, constructed with erosion control measures and will extend from the Watermark detention pond outlet pipe (Sta. 0+00) to the confluence with Sand Creek (Sta. 5+50). The confluence of the new arm with Sand Creek will be located approximately 10' north of the existing 116th Street right-of-way in the Town of Fishers.

This line will consist of the following:

550' of Open Ditch

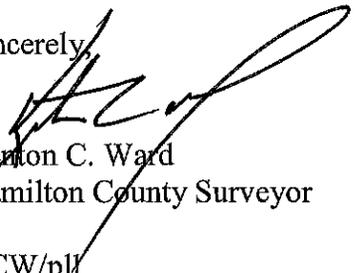
The total length of the new arm shall be 550 feet. This proposal will add 550 feet to the drain's total length.

The cost of the relocation is to be paid by Fishers Senior Housing Property, LLC. The developer shall provide surety in the amount of 120% of the construction costs of the arm upon approval by the Board.

The easement for the new drain will be as follows: On parcels 19-11-32-00-00-034.000 and 19-11-32-00-00-034.002 the existing easement is adequate to cover the new arm on these parcels. No change to the existing easement is proposed at this time for these parcels. On parcel 19-11-32-00-09-002.001, owned by the petitioner, the easement for the new arm shall be the statutory 75' easement from top of bank. This easement also falls within the existing right of way for 116th Street owned by the Town of Fishers.

The project falls under the requirements as set out in IC 36-9-27-66.0. Therefore, a hearing is required for the petition. I recommend that the Board set a hearing date for December 10, 2012.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/pll

Mud Crk/Sand Crk Drainage Area

Fishers Senior Housing Arm (Watermark on Cumberland)

*No change in current maintenance assessment.

*Cost of relocation to be paid by Fishers Senior Housing Property LLC

Will add 550' of new drain.

Existing easement to be used on parcels 19-11-32-00-00-034.000 & 034.002.

Parcel 19-11-32-00-09-002.001, owned by petitioner, will have the statutory 75' easement.

Hearing:

Parcel	Owner	Description	Benefit	MntAsmt	RecAsmt	of Total
19-11-32-00-09-002.001	Fishers Senior Housing Property LLC	S32 T18 R5 Exit 5 Run Lot F	n/a	*	*	*
19-11-32-00-00-034.000	Enrique Apartment Co. Ltd	S32 T18 R5 13.46 Ac	n/a	*	*	*
19-11-32-00-00-034.002	Hunt Sand Creek LLC	S32 T18 R5 18.52 Ac	n/a	*	*	*
99-99-99-99-999.007	Town Of Fishers	S32 T18 R5 116th St.	n/a	*	*	*

FILED
OCT 10 2012

OFFICE OF HAMILTON COUNTY SURVEYOR

To: Hamilton County Drainage Board

Date: October 10, 2012

Re: Sand Creek Drain

Fishers Senior Housing Property LLC (Here-in-after "Petitioner"),

hereby petitions the Hamilton County Drainage Board under IC 36-9-27-66 for an arm to be

installed to the Sand Creek Drain in order to serve the property of the

petitioner. The petitioner, in support of said petition, advises the Board that:

1. The Sand Creek Drain is presently on a maintenance program and that land of the petitioner is assessed as benefited by the maintenance of the regulated drain
2. There is no known adequate open or tiled drain connecting the land of the petitioner with the regulated drain;
3. The waters from the petitioners land flow over or through land owned by others to reach the regulated drain;
4. The legal description of lands through which the new regulated drain will run along with the parcel numbers, name and address of each owner of that land is shown on Exhibit "A" which is attached;
5. The general route of the proposed new regulated drain and method of construction is shown on Exhibit "B" which is attached.
6. Petitioner agrees to pay all legal and construction costs involved with the construction of the proposed new regulated drain.

Signed

Printed



John Talbot

Exhibit "A"

F
OCT 1 2011
OFFICE OF HAMILTON COUNTY SHERIFF

Legal Description: (Per Special Warranty Deed #2007060531)

Part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 24 minutes 51 seconds East along the West line of said Quarter Quarter Section a distance of 1333.93 feet to the Northwest corner of said Quarter Quarter Section; thence South 89 degrees 58 minutes 34 seconds East along the North line of said Quarter Quarter Section a distance of 700.47 feet to the centerline of Sand Creek; thence the following nine (9) courses along said centerline: 1) South 16 degrees 48 minutes 35 seconds West a distance of 98.04 feet; 2) South 05 degrees 22 minutes 35 seconds East a distance of 63.85 feet; 3) South 01 degrees 52 minutes 25 seconds West a distance of 141.16 feet; 4) South 27 degrees 34 minutes 48 seconds West a distance of 244.77 feet; 5) South 33 degrees 26 minutes 57 seconds West a distance of 118.46 feet; 6) South 35 degrees 25 minutes 34 seconds West a distance of 192.26 feet; 7) South 30 degrees 01 minutes 56 seconds West a distance of 88.11 feet; 8) South 37 degrees 18 minutes 39 seconds West a distance of 261.69 feet; 9) South 30 degrees 39 minutes 33 seconds West a distance of 323.45 feet to the South line of said Southwest Quarter of said Section 32; thence North 69 degrees 57 minutes 09 seconds West along the South line of said Southwest Quarter a distance of 25.41 feet to the Point of Beginning. Containing 13.154 acres, more or less.

Parcel Number: 19-11-32-00-00-034.000

Owner: Enrique Apartment Company, Ltd.
221 E. 4th Street , Suite 2310
Cincinnati, OH 45200

EXHIBIT "B"



PARCEL NO. 19-11-32-00-00-034.000
OWNER: ENRIQUE APARTMENT COMPANY, LTD.

PARCEL NO. 19-11-32-00-09.002.000
OWNER: FISHERS SENIOR HOUSING PROPERTY LLC

PROPOSED
POND

FLOOD PLAIN LIMITS

FLOODWAY LIMITS

PROPOSED
SWALE

75' REGULATED DRAIN EASEMENT

SAND CREEK

nt
HONE ESMT.

15' GAS LINE ESMT.

EAST 116TH STREET

PROPOSED
ARM EXTENSION

1"=120'

EMENT



Revised January 2000

OUTLET REQUEST

HAMILTON COUNTY SURVEYORS OFFICE
One Hamilton County Square
Noblesville, Indiana 46060
317-776-8495 fax: 317-776-9628

FILED

OCT 10 2012

OFFICE OF HAMILTON COUNTY SURVEYOR

Name of Drain: Sand Creek Project Name: Fishers Senior Housing Property LLC

Parcel Number: 19-11-32-00-09-002.001 Township: Fall Creek

Applicant's Name: Fishers Senior Housing Prop Property Owner: Fishers Senior Housing Property

Address: 2749 Covecroft Dr Property Address: 11851 Cumberland Rd
Bloomington, IN 47401 Fishers IN 46037

Phone: (317) 600 2044 Phone: (317) 600 2044

Fax: (317) 842 - 1716 Fax: (317) 842 1716

Contractor- Installer: _____

Address: _____

Phone: (____) _____ Fax: (____) _____

Purpose of Private Tile: Open Channel for drainage outlet for subject property

Size of Tile: 3' bot Type of Tile: Open Length of Tile: 55 ft

Number of Outlets: 1

Location of Outlet: 60 ft. north of centerline of E. 116th Street on west bank of Sand Creek

Will private tile cross property not owned by the applicant? Yes

If yes, list parcel numbers, names and addresses of those that will be crossed:

19-11-32-00-00-034.000

I hereby request permission to outlet a private drain into the above mentioned regulated drain. The construction shall conform to the standards of the County Surveyor at the point of connection with the regulated drain. A location map of the drain is attached showing the location of the regulated drain, private drain, point of connection, lot lines, buildings and other physical features, and platted easements and right-of-ways. This request is made as per I.C. 36-9-27-17.

John Talbot 10/10/12
Applicant's Signature Date

Check Title: Owner Contractor Engineer Tenant Other:

0-2012-00097 ***For Office Use Only***		
Permit#:	Plan Project Number:	Check:
Engineering Firm:		

RECEIPT

Hamilton Co. Surveyor's Office

NAME OF UNIT, AGENCY, BOARD OR DEPARTMENT

Outlet

FUND

NO. 008885

Noblesville IN, Date 10/11, 20 12

RECEIVED FROM Thompson Thrift Development Inc. \$ 150.00

THE SUM OF One hundred fifty ⁰⁰/₁₀₀ DOLLARS

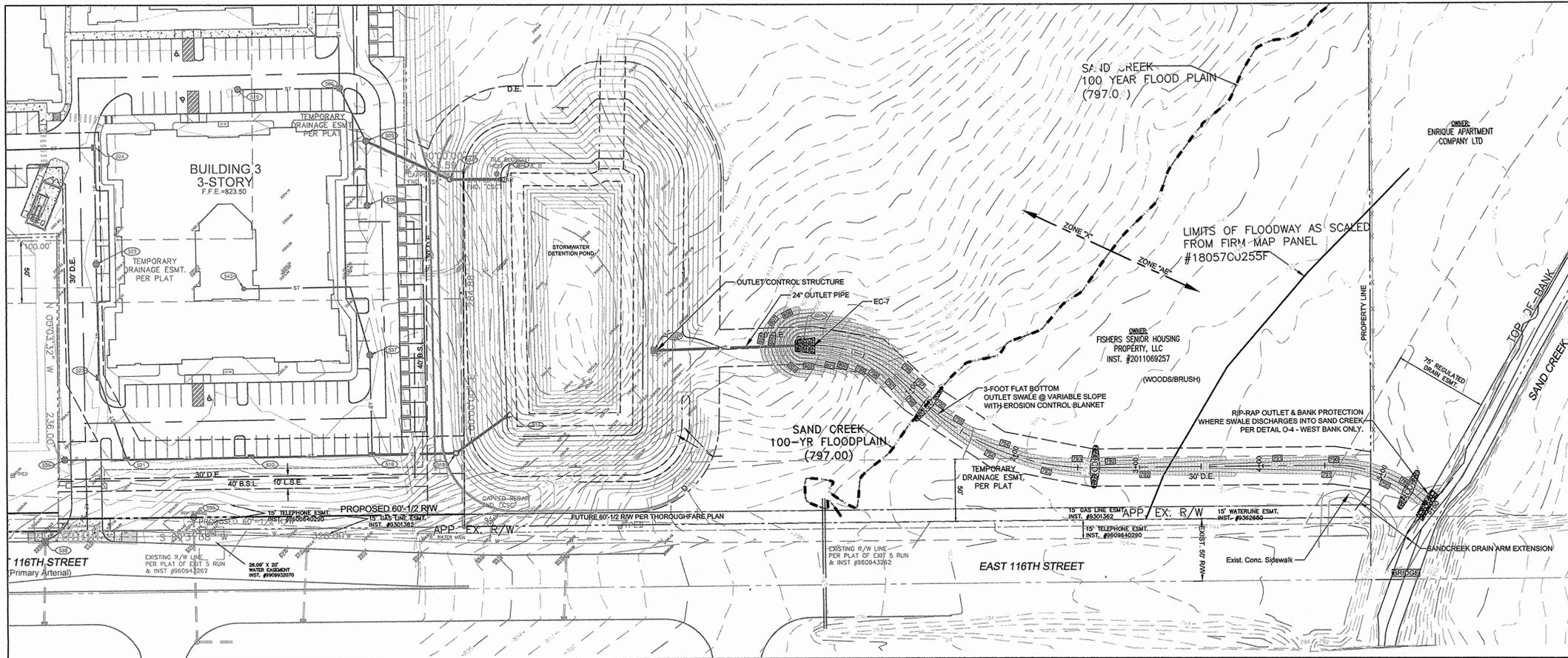
ON ACCOUNT OF Sand Creek Drain, Fishers Senior Housing Property

PAYMENT TYPE AND AMOUNT: 11857 Cumberland Rd 19-11-32-00-09-002.001 9-2012-00097

CASH _____ CHECK 27957. M.O. _____

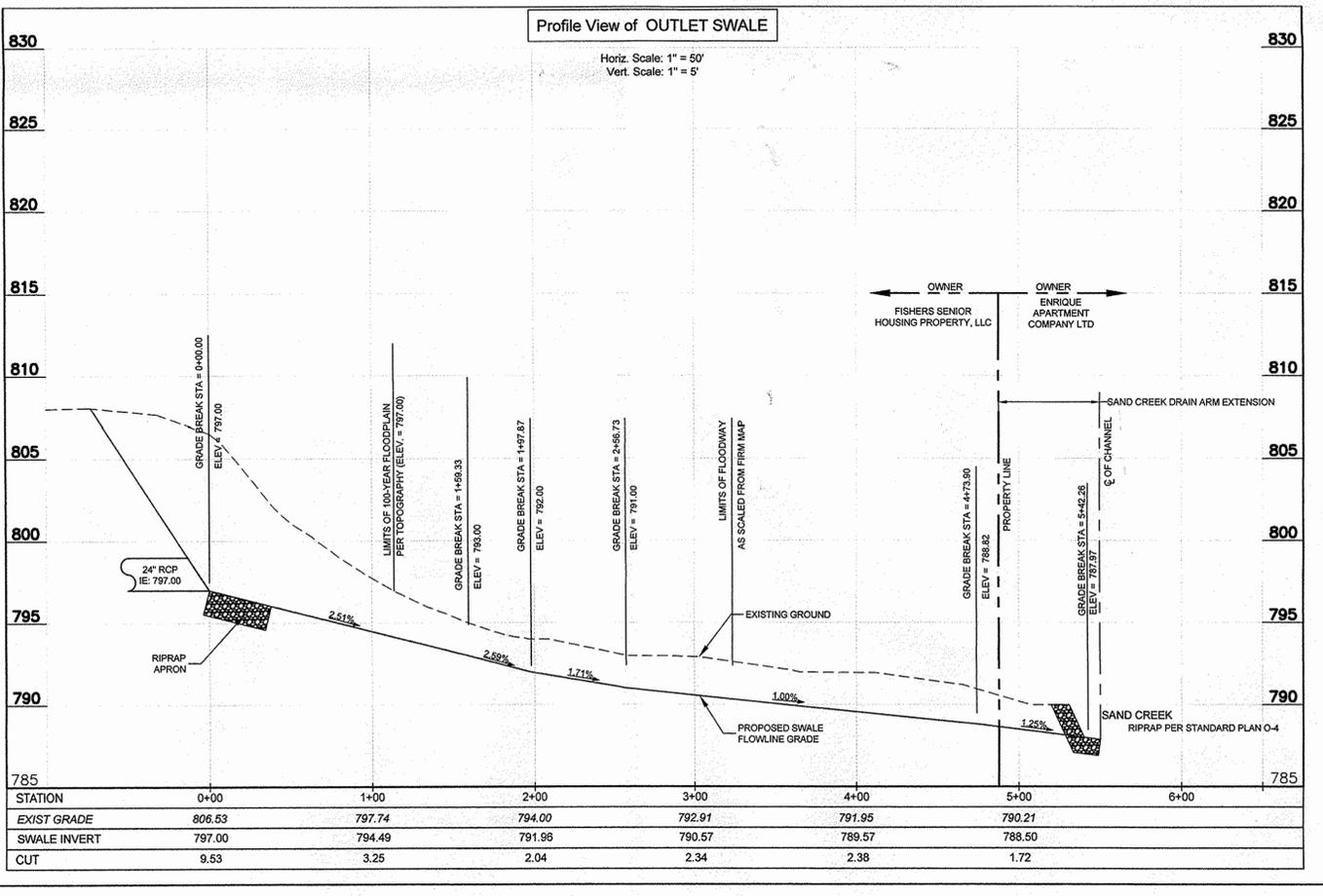
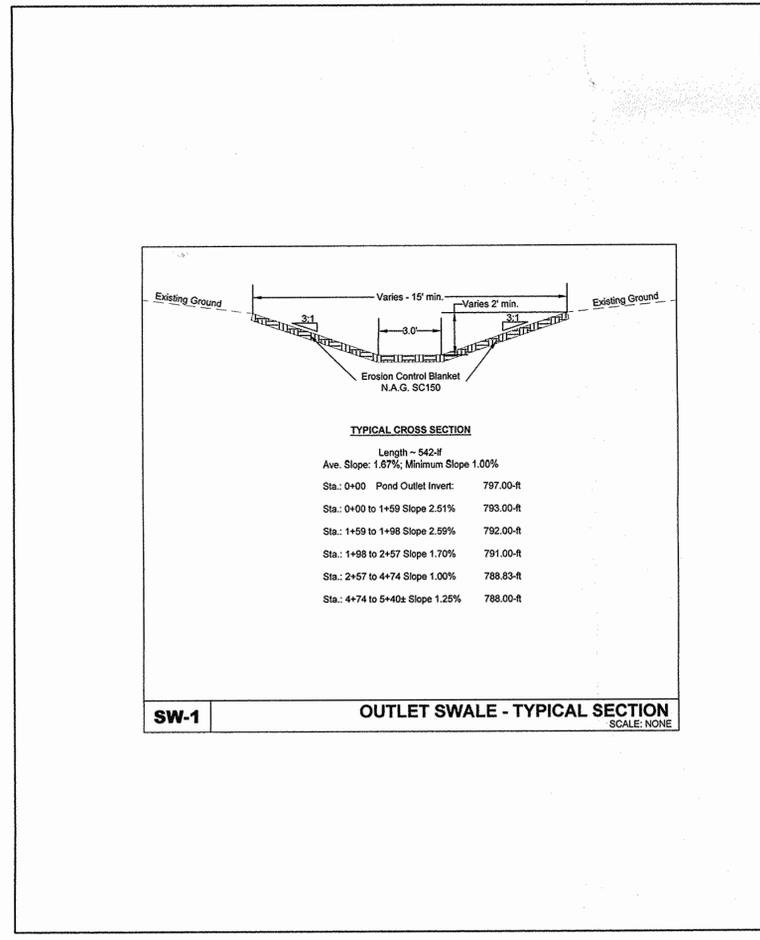
EFT _____ CC/BC _____ OTHER _____

Janet Hansen
AUTHORIZED SIGNATURE



PLAN VIEW - OUTLET SWALE

NOTE: TOPOGRAPHIC INFORMATION TAKEN FROM HAMILTON COUNTY GIS MAPPINGS - NOT FIELD VERIFIED.



EROSION CONTROL NOTES

1. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED THE MINIMUM PRACTICES NECESSARY FOR COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AS IDENTIFIED UNDER SECTION 327-IAC-15-5 OF THE INDIANA ADMINISTRATIVE CODE. HOWEVER, SITE CONDITIONS, CONSTRUCTION METHODS, SEQUENCING OF WORK AND GENERAL PRACTICE MAY WARRANT VARIATION AND/OR ADDITIONS TO THE QUANTITIES AND LOCATIONS OF MEASURES AS SHOWN.
2. UNLESS OTHERWISE SHOWN, TEMPORARY CONTROL MEASURES SHALL BE REMOVED UPON SATISFACTORY ESTABLISHMENT OF PERMANENT VEGETATION.
3. SEE SHEET C7.2 FOR DETAILS REFERENCED ON THIS SHEET.
4. IN ADDITION TO THE MAINTENANCE REQUIREMENTS IDENTIFIED FOR INDIVIDUAL MEASURES, ALL EROSION CONTROL MEASURES INSTALLED UNDER THIS PROJECT SHALL BE INSPECTED WEEKLY TO ENSURE THEY ARE FUNCTIONING PROPERLY. MEASURES FOUND TO BE DEFICIENT SHALL BE REPAIRED OR REPLACED IMMEDIATELY THEREAFTER.
5. TEMPORARY SOIL STOCKPILES SHALL BE CONSTRUCTED IN A MANNER SUCH THAT PROPER DRAINAGE OF THE SITE IS NOT IMPEDED. STOCKPILES SHALL BE CONTAINED WITHIN A PERIMETER CONTROL MEASURE (I.E. SILT FENCE, STRAW BALES OR OTHER BARRIER) TO TRAP SEDIMENT. STOCKPILES THAT WILL REMAIN IN EXCESS OF 6 MONTHS SHALL BE TEMPORARILY SEEDED.
6. SYMBOLS FOR DITCH CHECK DAMS ARE SHOWN LARGER THAN ACTUAL SIZE.

EROSION CONTROL SEQUENCE AND NOTES

1. BEFORE CONSTRUCTION, MARK PROJECT LIMITS AND ANY AREA WITH SUITABLE VEGETATION FOR FILTER STRIPS IN PERIMETER AREAS.
2. INSTALL INITIAL PERIMETER PRACTICES, INCLUDING PERIMETER SILT FENCE.
3. STRIP TOPSOIL, STOCKPILE QUANTITIES NECESSARY FOR COMPLETION OF THE PROJECT AND REMOVE EXCESS FROM THE SITE. SEED STOCKPILES.
4. BEGIN MASS EARTHWORK. CONSTRUCT, COMPLETE GRADING OF SWALE, INSTALL EROSION CONTROL BLANKETS AND SEED BANKS.
5. REMOVE TEMPORARY EROSION CONTROL PRACTICES AFTER VEGETATION IS ESTABLISHED AND PROJECT SITE IS PERMANENTLY STABILIZED.
6. MAINTAIN EROSION AND SEDIMENT PRACTICES THROUGHOUT THE DURATION OF THE PROJECT.

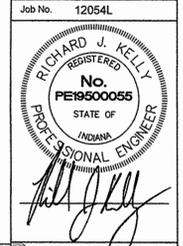
REVISIONS	DATE	DESCRIPTION
1	10/10/12	ISSUE FOR CONSTRUCTION
2	10/10/12	ISSUE FOR CONSTRUCTION
3	10/10/12	ISSUE FOR CONSTRUCTION
4	10/10/12	ISSUE FOR CONSTRUCTION
5	10/10/12	ISSUE FOR CONSTRUCTION
6	10/10/12	ISSUE FOR CONSTRUCTION
7	10/10/12	ISSUE FOR CONSTRUCTION
8	10/10/12	ISSUE FOR CONSTRUCTION
9	10/10/12	ISSUE FOR CONSTRUCTION
10	10/10/12	ISSUE FOR CONSTRUCTION



PREPARED FOR:
Watermark Residential
 101 W. Ohio Street
 Suite 1515
 Indianapolis, IN 46204
 Ph: 317-454-8021

CONSTRUCTION PLANS FOR
WATERMARK ON CUMBERLAND
 116th Street and Cumberland Rd.
 Fishers, Indiana

PREPARED BY:
A&F ENGINEERING
 Transportation & Site Engineering
 8365 Keystone Crossing, Suite 201
 Indianapolis, IN 46240 (317) 202-0864



Job No. 12054L
 Date: August 6, 2012
 Scale: 1" = 50'

EROSION CONTROL LEGEND

	PERMANENT SEEDING WITH EROSION CONTROL BLANKET - N.A.G. SC150
	EC-5A ROCK CHECK DAM
	EC-7 ROCK CHUTE OUTLET PROTECTION

CONTACT PERSON
 CONTACT: Josh Purvis
 101 W. Ohio Street, Suite 1515
 Indianapolis, Indiana 46204
 Ph: (317) - 454 - 8021

BENCHMARK DATA
 PROJECT BENCHMARK:
 B.M. - HSE 20 - HSE Disk set in concrete at the Northeast corner of the Kroger parking lot South of 116th Street on Cumberland Road. Sets just East of curb opposite recycling bins.
 Elev. = 819.01 (NAVD 88)

SITE BENCHMARK:
 TM - Northeast corner of concrete slab for electric transformer immediately east of Northwest entrance to the Bank One property.
 Elev. = 826.44 (NAVD 88)

OFF-SITE OUTLET SWALE

Sheet: **C7.1**

TEMPORARY SEEDING DATES		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT OR RYE													
QATS													
ANNUAL RYEGRASS													

PERMANENT SEEDING DATES		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
NON-IRRIGATED*													
IRRIGATED													
DORMANT SEEDING**													

IRRIGATION NEEDED DURING THIS PERIOD TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS USE MULCH

* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED

** INCREASE SEEDING APPLICATION BY 50%

TEMPORARY SEEDING RATE			
TYPE OF SEED	1,000 SF	ACRE	REMARKS
WHEAT OR RYE	3.5 LBS.	2 BU.	COVER SEED 1 1/2" DEEP
SPRING QATS	2.3 LBS.	3 BU.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 LB.	40 LB.	COVER SEED 1/4" DEEP

PERMANENT SEEDING MIXTURES					
SPECIES	SEEDING RATE	SUITABLE pH	SITE SUITABILITY*		
	LBS/ACRE		DROUGHTY	WELL DRAINED	
LEVEL AND SLOPING, OPEN AREAS					
1. TALL FESCUE	35	.8	5.5-8.3	2	1 2
2. TALL FESCUE	25	.6	5.5-8.3	2	1 1
3. KENTUCKY BLUEGRASS	15	.4	5.8-7.5	2	1 1
4. CREEPING RED FESCUE	15	.4	5.8-7.5	2	1 1
STEEP BANKS AND CUTS					
4. TALL FESCUE	16	.4	5.8-7.5	2	1 2
5. TALL FESCUE	35	.8	5.5-8.3	2	1 1
6. EMERALD CROWN VETCH**	10	.25			
LAWNS AND HIGH MAINTENANCE AREAS					
6. KENTUCKY BLUEGRASS	40	.9	5.8-7.5	2	1 1
7. PERENNIAL RYEGRASS (TURF TYPE)	170	4.0	5.0-7.5		
8. TALL FESCUE	170	4.0	5.5-8.3	2	1 2

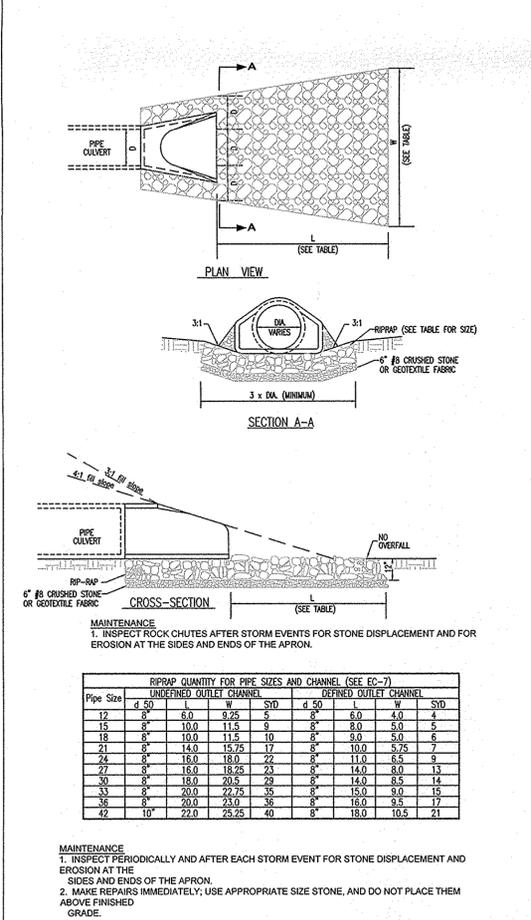
SEEDING PREPARATION
APPLY LIME TO RAISE THE pH TO THE LEVEL NEEDED FOR SPECIES BEING SEED. APPLY 23 POUNDS OF 12-12-12 ANALYSIS FERTILIZER (OR EQUIVALENT) PER 1000 SF (APPROXIMATELY 1000 POUNDS PER ACRE) OR FERTILIZE ACCORDING TO TEST APPLICATION OF 150 LBS. OF AMMONIUM NITRATE ON AREAS LOW IN ORGANIC MATTER AND FERTILITY WILL GREATLY ENHANCE VEGETATIVE GROWTH.

WORK THE FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2-3 INCHES WITH A HARROW, DISK OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.

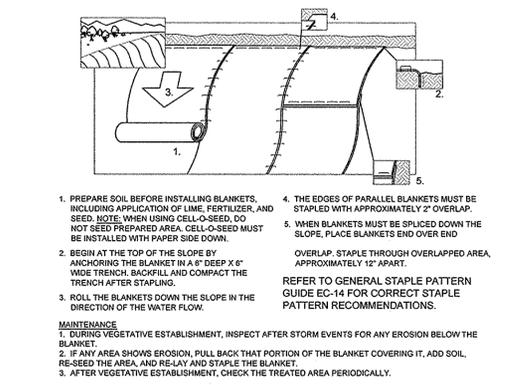
DO NOT USE PHOSPHOROUS CONTAINING FERTILIZERS (12-12-12) UNLESS SOIL TEST SHOW A DEFICIENCY IN PHOSPHOROUS.

SEEDING
SELECT A SEED MIXTURE BASED ON PROJECTED USE OF THE AREA (SEE PERMANENT SEED MIXTURE CHART), WHILE CONSIDERING BEST SEEDING DATES. IF PERMANENT SEEDING IS NOT PERMITTED USE TEMPORARY SEEDING UNTIL PERMANENT SEEDING CAN BE APPLIED. IF TOLERANCES ARE A PROBLEM, SUCH AS SALT TOLERANCE OF SEEDINGS ADJACENT TO STREETS AND HIGHWAYS, SEE SEED TOLERANCE CHART.

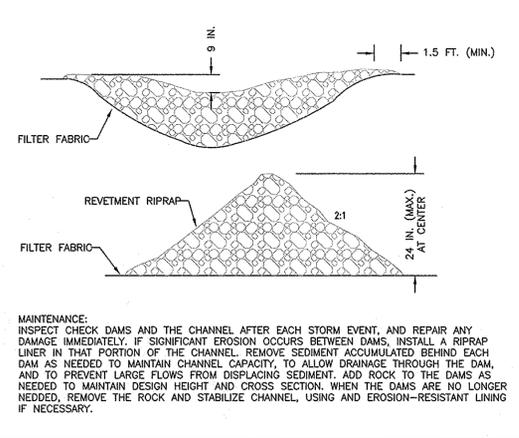
EC-SC SEASONAL SOIL PROTECTION CHART SCALE: NONE



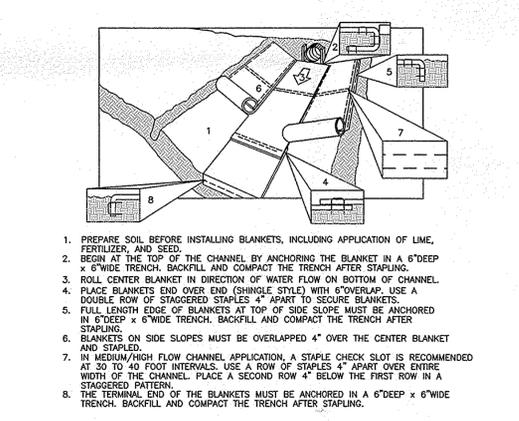
EC-7 ROCK CHUTE OUTLET PROTECTION SCALE: NONE



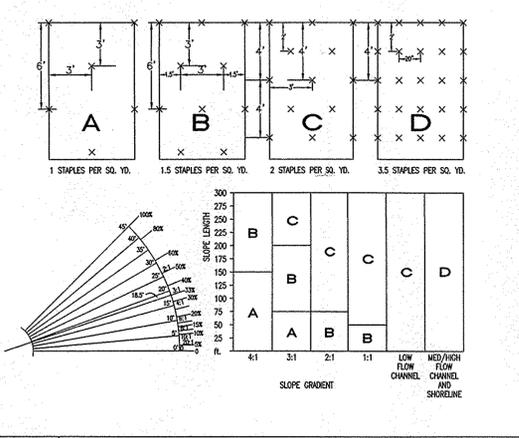
EC-15 SLOPE EROSION CONTROL BLANKET SCALE: NONE



EC-5A ROCK CHECK DAM SCALE: NONE



EC-13 CHANNEL EROSION CONTROL BLANKET SCALE: NONE



EC-14 E.C. BLANKET STAPLE PATTERN GUIDE SCALE: NONE

MmB2 Miami silt loam, 2 to 6 percent slopes, eroded
This is a moderately well drained soil with a seasonal water table at 2.0 to 3.5 ft. This soil is located on rises on till plains; slopes are 2 to 6 percent. The native vegetation is hardwood forest. The surface layer is silt loam and has moderately low organic matter content (1.0 to 2.0 percent). Permeability is very slow (<0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.1 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.5. Droughtiness and water erosion are management concerns for crop production. This soil is designated potential highly erodible (class 2) in the Highly Erodible Land (HEL) classification system.

CrA Crosby silt loam, 0 to 3 percent slopes
This is a somewhat poorly drained soil with a seasonal high water table at 0.5 to 2.0 ft. This soil is located on rises on till plains; slopes are 0 to 3 percent. The native vegetation is hardwood forest. The surface layer is silt loam and has moderately low to moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (<0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.5. Droughtiness and wetness are management concerns for crop production. This soil responds well to the drainage; it is designated potentially highly erodible (class 2) in the Highly Erodible Land (HEL) classification system.

Br Brookston silty clay loam
This nearly level soil is in depressions, on flats, and in narrow drainageways between better drained soils on broad, undulating plains. Slopes are 0 to 2 percent. In some small areas, this soil has a silt loam or clay loam surface layer. Runoff is very slow. Wetness is the main limitation. Because of wetness, the soil has severe limitations for nonfarm uses. Most areas are cultivated. A few are wooded. Wooded areas support fair stands of hardwoods, but some are heavily pastured. Permeability is moderate (0.6 to 2 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (12 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.6 to 7.3.

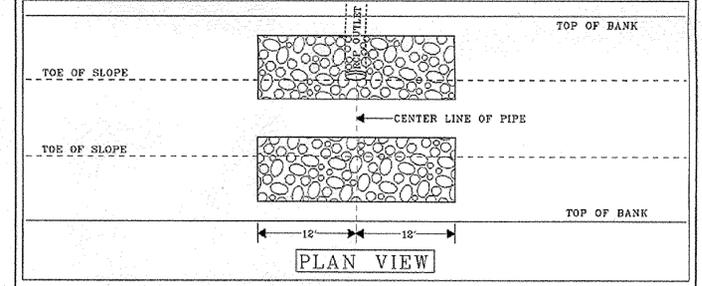
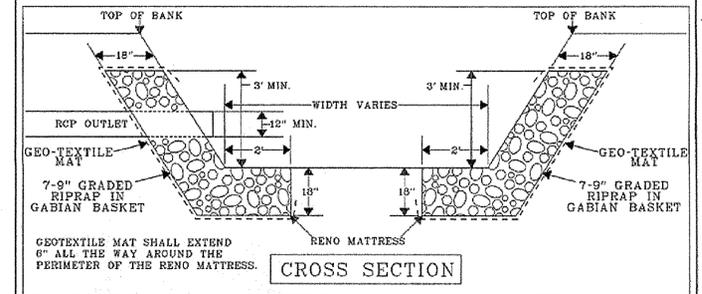
Mod3 Miami clay loam, 12 to 18 percent slopes
This soil is on narrow, elongated ridges and knolls along small streams and drainage ways. The areas range from 2 to 10 acres, but average 5 acres. The soil consists of deep, well-drained strongly sloping clay-loams on till plains, with most of the original surface removed by severe erosion, leaving the clay-loam subsoil exposed with a few shallow gullies. The permeability is moderately slow with a high available water capacity. Native vegetation was mixed hardwoods.



Symbol	Name
Br	Brookston - silty clay loam
CrA	Crosby silt loam, 0 - 3 % slopes
MmB2	Miami silt loam, 2 - 6 % slopes
Mod3	Miami clay loam, 12 - 18 % slopes, severely eroded

SOILS MAP SCALE: 1" = 100'

OFFICE OF THE HAMILTON COUNTY SURVEYOR
BANK ARMORMENT AT OUTLET PIPE
IN OPEN CHANNELS



HAMILTON COUNTY SURVEYOR'S OFFICE
REVISOR: 1 JAN 2000
STANDARD PLAN 0-4
APPROVED: KENTON C. WARD, HAMILTON COUNTY SURVEYOR
DATE: 4 JAN 2000

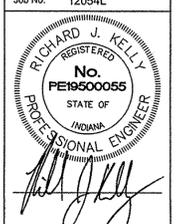
REVISIONS	DATE	DESCRIPTION
1		TAC SUBMITTAL - NOT FOR CONSTRUCTION
2		TAC COMMENT SUBMITTAL - NOT FOR CONSTRUCTION



PREPARED FOR:
Watermark Residential
101 W. Ohio Street
Suite 1515
Indianapolis, IN 46204
Ph: 317-454-8021

CONSTRUCTION PLANS FOR
WATERMARK ON CUMBERLAND
116th Street and Cumberland Rd.
Fishers, Indiana

PREPARED BY:
A&F ENGINEERING
Transportation & Site Engineering
8365 Keystone Crossing, Suite 201
Indianapolis, IN 46240 (317) 202-0864



Job No. 12054L
Date: August 6, 2012
Scale: As Noted
Title: DETAILS
Sheet: **C7.2**

FILED
OCT 10 2012