

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

April 25, 2018

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, West Rail at the Station Section 2 Arm

Attached is a petition filed by Beazer Homes of Indiana, LLP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the West Rail at the Station Section 2 Arm, Little Eagle Creek Drain to be located in Washington 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 in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public 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:

12" RCP	354 ft.	24" RCP	67 ft.
15" RCP	111 ft.	6' SSD	1,875 ft.
18" RCP	506 ft.		

The total length of the drain will be 2,913 feet.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portion of the SSD which will be regulated other than those under curbs are as follows:

Curblin SSD in Streets:

Trestle Drive

Rear Yard SSDs:

- Rear yard lot 18 from Str. 145 running north to riser
- Rear yard lots 14 to 17 from Str. 141 to Str. 145
- Rear yard lots 12 and 13 from Str. 141 running west to riser
- Rear yard lots 8 to 11 from Str. 137 running north to riser

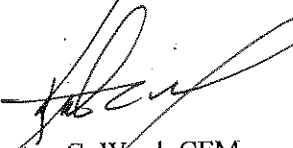
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$799.50.

In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that time.

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 plats for West Rail at the Station Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for July 23, 2018.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Little Eagle Creek #350

West Rail at the Station Sec. 2 Arm

The part of Section 2 going to Little Eagle Creek will add 2,913' of new drain.

To be platted from part of 08-09-10-00-00-023.000

SUBNE-2018-00009

Hearing: 07/23/18

Regulated Subd. Rate Minimum
 Roads \$10.00 \$65.00
 \$10.00

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 8	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 9	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 10	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 11	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 12	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 13	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 14	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 15	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 16	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 17	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 Lot 18	Regulated Subd.	One Lot	\$ 65.00	8.13%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 2 CA A, 6.30Ac	Regulated Subd.	2.16	\$ 65.00	8.13%
99-99-99-99-99-999.010	City of Westfield	S10 T18 R3 West Rail at the Station Sec 2 Roads, 1.95Ac	Regulated Subd.	1.95	\$ 19.50	2.44%
Parcels: 13		Trestle Dr.	Totals: 11 lots &	4.11	\$ 799.50	100.0%



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

At the request of Beazer Homes of Indiana, LLP *The Hamilton County Drainage Board considered the extent of the drainage easement on the Little Eagle Creek Drain in the West Rail at the Station - Section 2 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 as Instrument No. _____ and in Plat Cabinet _____ Slide _____ in the Hamilton County Records Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:

APPLICANT

PRINTED NAME

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 penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law : Kenton C. Ward, Surveyor"

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016

Adobe PDF Fillable Form

5UBNE-2018-00009

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

APR 27 2018

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

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of West Rail at the Station Subdivision, Section
Two 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 West Rail at the Station Section Two, 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.

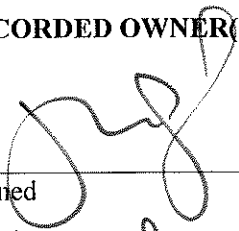
The Petitioner also agrees to the following:

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



Printed Name

RYAN SMITH

Date

4/25/18

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

