



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

November 28, 2018

To: Hamilton County Drainage Board

Re: Cool Creek Drain, Springmill Villas Arm

Attached is a petition filed by Springmill Villas Developer, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springmill Villas 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	866 ft.	27" RCP	19 ft.
15" RCP	876 ft.	30" RCP	496 ft.
18" RCP	378 ft.	30" HDPE	73 ft.
21" RCP	402 ft.	36" RCP	195 ft.
24" RCP	55 ft.	42" RCP	216 ft.
6" SSD	1,683 ft.		

The total length of the new storm sewer listed above will be 5,259 feet.

E.M. Osborn Arm

The E.M. Osborn Arm is being replaced with the storm sewer system being installed with Springmill Villas. The drain will be replaced from Sta. 47+70, which is the connection to Str. 48 in Quail Ridge Section 4, to Sta. 38+40, which is the location of new manhole 833 of the Springmill Villas plans by Stoeppelwerth and Associates, having job number 50690PLA-MF. This will remove 930 feet from the E.M. Osborn Arm of the Anna Kendall Arm of the Cool Creek Regulated Drain. The property north of Springmill Villas is owned by a large retail chain and is planned to be development in the next few years, which will replace the rest of the original tile on the south side of State Road 32.

E.M. Osborn - Arm 4

A breather will be set on the existing 10" tile at Sta. 2+45 and the tile removed running north and west in Common Area #2 to Sta. 0+00. The drainage from area will be picked up with the storm sewer system and the footage listed above. This will remove 245 feet from the E.M. Osborn Arm of the Anna Kendall Arm of the Cool Creek Regulated Drain.

The total change to the Cool Creek Regulated Drain is a net increase of 4,084 feet.

The retention ponds (Lake #1 and Lake #2) located in Common Area #2 are not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention ponds (lakes) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control will be the responsibility of the Homeowners Association. The Board will retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

The subsurface drains (SSD) to be part of the regulated drain are those main lines located in rear yards and common areas. The SSD's in the street will not be part of the regulated drain due to street trees and the Hamilton County Drainage Board discussion on July 9, 2018, (see Hamilton County Drainage Board Minute Book 18, Pages 204 to 206). The street SSD will be the maintenance responsibility of the City of Westfield. Only the main SSD lines which are located within the easement 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 are as follows:

Rear Yard SSDs:

- Rear yard lots 7A/B to 9A/B from Str. 808 running north to riser
- Rear yard lots 10A/B to 11A/B from Str. 808 to Str. 817A
- Rear yard lots 12A/B from Str. 817A running south to riser
- Side yard lot 14A from Str. 816 running south to riser
- Rear yard lots 13A/B to 14A/B from riser running west to riser
- Side yard lot 18A from Str. 819 running south to riser
- Rear yard lots 15A/B to 18A/B riser running east to riser
- Rear yard lots 19A/B to 21A/B from riser running east to riser
- Rear yard lots 15A/B to 26A/B from Str. 820A 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, \$15.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. I recommend the commercial, institutional and multi-family residential tracts be set at \$35.00 per acre, with a \$75.00 minimum. With this assessment the total annual assessment for this drain will be \$6,607.70.

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 plat for Springmill Villas as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 28, 2019.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Cool Creek #345, E.M. Osborn Arm to Anna Kendall

Springmill Villas Arm

The new storm sewer will be 5,259'

Vacate 930' of E.M. Osborn from Sta 47+70 to 38+40

Vacate 245' of E.M. Osborn Arm 4 from Sta 2+45 to 0+00

This project will add 4,084' to the overall length.

SUBNE-2018-00017

Hearing: 01/28/19

	Rate	Minimum
Regulated Subd.	15.00	65.00
Commercial	35.00	75.00
Roads	10.00	

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 1A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 1B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 2A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 2B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 3A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 3B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 4A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 4B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 5A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 5B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 6A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 6B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 7A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 7B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 8A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 8B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 9A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 9B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 10A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 10B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 11A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 11B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 12A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 12B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 13A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 13B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 14A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 14B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 15A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 15B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 16A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 16B	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 17A	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 17B	Regulated Subd.	One Lot	\$65.00	0.98%

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 47	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 48	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 49	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 50	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 51	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 52	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 53	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 54	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 55	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 56	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Lot 57	Regulated Subd.	One Lot	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas CA 1, 0.10 Ac	Regulated Subd.	0.10	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas CA 2, 11.52 Ac	Regulated Subd.	11.52	\$172.80	2.62%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas CA 3, 0.02 Ac	Regulated Subd.	0.02	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Blk A, 3.60 Ac	Commercial	3.60	\$126.00	1.91%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Blk B, 3.00 Ac	Commercial	3.00	\$105.00	1.59%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Blk C, 0.08 Ac	Regulated Subd.	0.08	\$65.00	0.98%
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas Blk D, 3.42 Ac	Commercial	3.42	\$119.70	1.81%
99-99-99-99-999,010	City of Westfield	S2 T18 R3 Springmill Villas Roads, 16.92 Ac	Roads	16.92	\$169.20	2.56%
Parcels: 96		Total: 88 lots &		38.66	\$6,607.70	100%



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

At the request of Springmill Villas Developer, LLC The Hamilton County Drainage
Board considered the extent of the drainage easement on the Cool Creek Drain -
Anna Kendall Arm Drain in the
Springmill Villas 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:

Timothy J. Walter

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

Sub E-2012-00017

BUCKEYE NOTE:
NO BUILDING, WALL, DECK, POOL, FENCE, SWING SET, FUEL STORAGE
TANK, MATERIAL STORAGE, ETC. SHALL BE LOCATED WITHIN BUCKEYE'S
HIGH PRESSURE PETROLEUM PRODUCTS PIPELINE RIGHT-OF-WAY.

SHEET 3

SECTION 9, T3S, R12E, S44
PARCEL 100-000000-001-101

SHEET 5

C
BLOCK "A"

SHEET 4

BLOCK "C"

MARQUETTE MAPLE
KNOLL
Faculty Apartments
Inst. No. XXXX-XXXX

LILLIAN STREET
57
56
55
54
53
52
51
50

49
48
47
46
45
44
43
42
41

37
38
39
40
36
35
34
33
32

WENDOVER AVENUE

WENDOVER AVENUE

SHEET 8
C.A. #2

SHEET 6
C
BLOCK "B"

LILLIAN STREET

1A 7A
1B 7B
2A 8A
2B 8B
3A 9A
3B 9B
4A 10A
4B 10B
5A 11A
5B 11B
6A 12A
6B 12B

GRALEY PLACE

31A
31B
30A
30B
29A
29B
28A
28B
27A
27B
26A
26B
25A
25B

24B
24A
23A
23B
22A
22B

SONOMA
SECTION NINE
INST. #2016021075
P.C. 5, SLIDE 501

SPRINGMILL ROAD

SHEET 9
BLOCK "D"

MOOSE LANE

MOOSE COURT

SHEET 10

13B 13A 14B 14A 15B 15A 16B 16A 17B 17A 18B 18A 19B 19A 20B 20A 21B 21A

PLS AT
3MILL
36026976
SIDE 40

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

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 Springmill Villas Subdivision, Section
N/A 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 Springmill Villas, 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

Tim Walter

Printed Name

July 6, 2018

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

