

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: Little Eagle 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:

21" RCP	723 ft.	27" RCP	231 ft.
6" SSD	41 ft.		

The total length of the drain will be 995 feet.

The pipe and SSD above are for excess flow that is not accommodated by the E.M. Osborn Arm of Cool Creek and breaks watersheds into Little Eagle Creek. This is to mimic the existing condition prior to development and as per the approved model used for the current FIRM panels. The details for this watershed configuration are as outline in the Anna Kendall Regulated Drain Moratorium Area Drainage Report, prepared by Stoeppelwerth and Associated for Platinum Properties, LLC, dated December 20, 2015 and having last revision date on May 3, 2016. This report and lifting the E.M. Osborn Moratorium was approved by the Drainage Board on June 13, 2016 (DB Book 16, pages 580 and 581).

The retention ponds (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 common areas. Only the main SSD lines which are located within the easement are to be maintained as regulated drain. The portion of the SSD which will be regulated in Common Area A of Quail Ridge Section 4 and runs northeast from Structure 836.

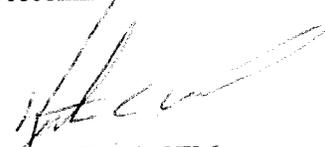
In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that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

The off-site easement for this project will cross parcel number 09-09-02-00-09-024.000, owned by Quail Ridge/Pine Ridge Homeowner's Association, Inc. The easement shall be the existing easement as shown on the secondary plat for Quail Ridge Section 4 recorded as instrument number 9909921162 in the office of the Hamilton County Recorder. Also, the off-site easement for this project will cross parcel number 09-09-02-00-33-001.000, owned by Countryside Homeowner's Association, Inc. The easement shall be the existing easement as shown on the secondary plat for Countryside Blocks "A"- "F" recorded as instrument number 200600055012 in the office of the Hamilton County Recorder.

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

Little Eagle Creek #350, John Edwards Arm

Springmill Villas Arm

*No change in current shed line. Springmill Villas to be assessed to Cool Creek #345
 There will be 995' of tile for excess flow that is not accommodated by the E.M. Osborn Arm of Cool Creek.

SUBNE-2018-00016

Hearing: 01/28/19

Parcel	Owner	Description	Description	Benefit	MntAsmt	Percent
Not assigned yet.	Springmill Villas Developer LLC	S2 T18 R3 Springmill Villas CA #2, 11.42 Ac	Excess flow	*	*	*
09-09-02-00-09-024.000	Quail Ridge/Pine Ridge HOA	S2 T18 R3 Quail Ridge Sec. 4 CA A, 4.17Ac	Offsite Easement	*	*	*
09-09-02-00-33-001.000	Countryside HOA	S2 T18 R3 Countryside/Westfield Blk A 3.67Ac	Offsite Easement	*	*	*



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 Little Eagle Creek Drain - John Edwards 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 Recorders Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions:

SIGNED

[Handwritten signature]

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

Handwritten notes at the bottom of the page.