

12.6.21

SURVEYOR'S OFFICE  
**Hamilton County**

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February 3, 2021

To: Hamilton County Drainage Board

Re: Springs of Cambridge Drain, Sec. 12 Arm

Attached is a petition filed by The Marina I, L.P., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springs of Cambridge, Sec. 12 Arm to be located in Fishers, Fall Creek 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. As per the plans by Cripe, Project No. 990460-30100, stamped approved January 21, 2021, the drain will consist of the following:

12" RCP	207 ft.
15" RCP	728 ft.
18" RCP	567 ft.
21" RCP	793 ft.
24" RCP	653 ft.
6" SSD	9,383 ft.

The total length of the drain will be 12,331 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 sub-surface drains within the street right-of-way are being included which is consistent with previous sections of Springs of Cambridge. As such there will not be street trees within the right-of-way but will be located behind the sidewalk on the individual lots as shown on the landscape plans (Sheets

L101 – L105). This complies with the Hamilton County Drainage Board's discussion of July 19, 2018 regarding street trees. (See Hamilton County Drainage Board Minutes Book 18, pages 204 to 206).

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 for Section 12 will be \$3,780.50.

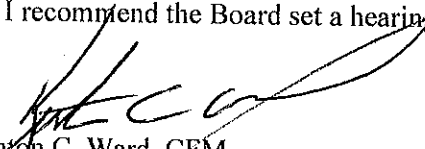
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of Letter of Credit from the developer are as follows:

Agent: The National Bank of Indianapolis  
Date: December 3, 2020  
Number: 430000003  
For: Storm Sewers and Monumentation  
Amount: \$584,367.00  
HCDB-2021-00001

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 request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for the Springs of Cambridge, Sec. 12 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for March 22, 2021.



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/stc





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**

Allen Rosenberg  
Signed

Allen Rosenberg  
Printed Name

11/16/2020  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

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Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

STATE OF INDIANA )
COUNTY OF HAMILTON )

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

At the request of The Marina I L.P. The Hamilton County Drainage Board considered the extent of the drainage easement on the Springs of Cambridge Drain in the Springs of Cambridge - Section 12 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: Christopher M. Wiseman, PE Allen Rosenberg, The Marina I LP
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