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February 3, 2015

To: Hamilton County Drainage Board

Re: Cool Creek Drain, Clark & Inman Arm – Lakes of Westfield Reconstruction

Attached is a petition from Langston Development Company, Inc., along with non-enforcement request, plans, calculations, and quantity summary for the proposed reconstruction of the Clark & Inman Arm of the Cool Creek Drain. The proposal is to reconstruct and relocate the drain to allow for residential development.

The reconstructed drain shall consist of reconstruction and relocation of those lengths of pipes between the following structures and Stations as shown on sheet C600A of the plans by Stoeppelwerth & Associates, Inc., dated May 30, 2014, and having job number 45815LAN.

The reconstructed drain shall begin at Sta. 6+00 per the original description, which is where Str. new Str. 239 will be set, then 180 feet of 12" RCP to Str. 240, then 246 feet of 12" RCP to Str. 242, then 110 feet of 12" RCP to Str. 241, which in an end section inlet into a detention pond. The drain then continues as 692 feet of open ditch through Lake #6 to Str. 237, and then 130 feet of 12" RCP to Str. 238, which is a manhole set on the reconstructed drain under Grassy Branch Road at Sta. 18+92 per the original description.

The total length of new drain for this arm shall be 1,358 feet. The 1,292 feet of the original drain between Sta. 6+00 and Sta. 18+92 per the original legal description from 1909 shall be vacated. This proposal will add 66 feet to the Clark & Inman Arm of Cool Creek total length.

The retention pond (Lake #6), which provides regional upstream watershed detention volume, located in future Common Area of Lake of Westfield, Lakes at Grassy Branch is to be considered part of the regulated drain. Pond maintenance shall include the inlet and outlet as part of the regulated drain. Since the pond (Lake #6) provided regional detention storage for upstream watershed area and to provide a benefit to the overall Cool Creek Drain watershed, sediment removal and erosion control along the banks shall also be consider as part of the regulated drain

maintenance. The maintenance of the pond (Lake #6) such as mowing and aquatic vegetation control will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained, thereby, allowing no fill or easement encroachments.

The cost of the reconstruction is to be paid by Langston Development Company, Inc.

The petitioner has posted the following bond with the City of Westfield to cover all storm sewer work within the development:

Bonding Company: Lexon Insurance Company
Bond Number: 1102405
Bond Date: August 8th, 2014
Bond Amount: \$636,458.00

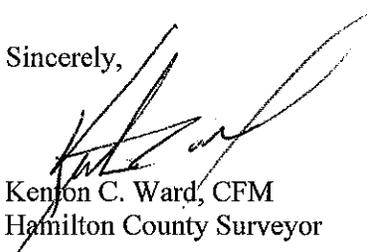
This reconstruction affects the following parcels and owners:

08-06-32-00-00-001.002	C Stephen Roudebush LLC
08-06-32-00-00-001.101	Langston Residential Development, LLC
Grassy Branch Road ROW	City of Westfield

I recommend that upon approval of the above proposed drain reconstruction that the Board also approves the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths for the relocated Clark & Inman as shown on the secondary plat for Lakes of Westfield, Lakes at Grassy Branch Section 1A as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for April 27, 2015.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Cool Creek, Clark & Inman Arm

Reconstruct & relocate Sta. 6 to 18+92 to allow for Lakes of Westfield aka Lakes at Grassy Branch.

New drain will be 1358' and original 1292' to be vacated for an overall additional 66' to the drains footage.

SUBNE-2015-00003 - For relocated Clark & Inman thru Lakes at Grassy Branch Sec. 1A. Storm sewers will be Westfields.

Lake 6 will have a variable easement around it and is shown as an offsite lake of Section 1A and will be platted with a future section. The entire reconstruction may cause easements to move/change.

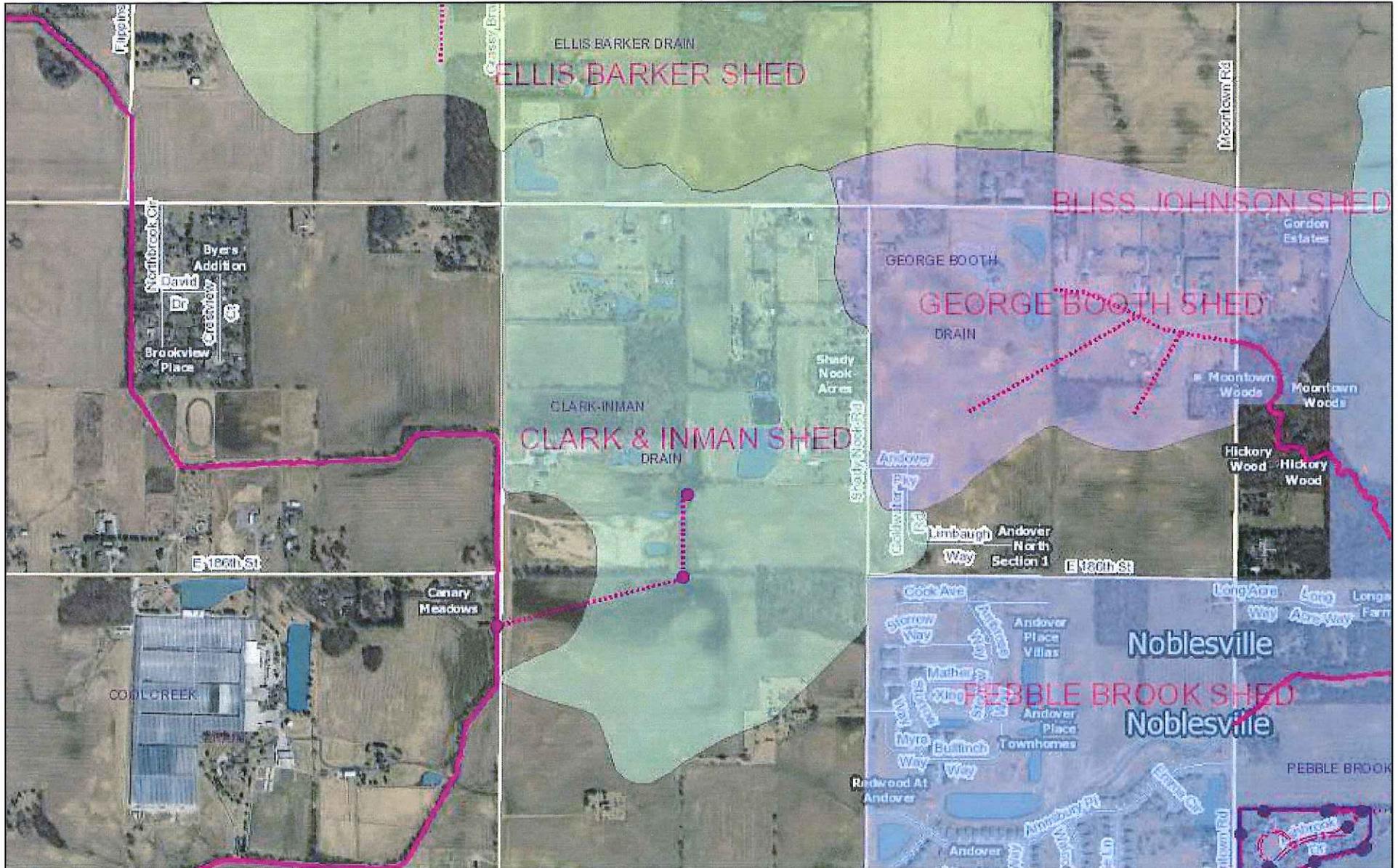
*Cost of reconstruction to be paid by Langston Development Company Inc.

*No change in current maintenance assessment.

Hearing: 04/27/15

Parcel	Owner	Desc1	Desc2	Benefit	MntAsmt	RecAsmt
08-06-32-00-001.002	Roudebush, C. Stephen	S32 T19 R4 18.73 Ac	Residential/Ag	*	*	*
08-06-32-00-001.101	Langston Residential Dev. LLC	S32 T19 R4 29.40 Ac	Residential/Ag	*	*	*
99-99-99-99-999.010	City of Westfield	S32 T19 R4 Grassy Branch Rd.	Road	*	*	*

Clark & Inman Drainage Shed



February 10, 2015

- | | | |
|-----------------------|---------------------|----------------------------------|
| ● <all other values> | ⋯ CLOSSED DRAIN | — SSD |
| ⊕ MUNICIPAL MANHOLE | --- MUNICIPAL DRAIN | — Regulated Drains Waterways |
| Regulated Drains Text | — OPEN DRAIN | — Regulated Drains Drainage Pool |

