

SURVEYOR'S OFFICE

Hamilton County

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Suite 188
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Noblesville, Indiana 46060-2230

September 25, 2014

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Overbrook Farms Section 2 Arm

Attached is a petition filed by Fischer Development Company, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Overbrook Farms Section 2 Arm, Little Eagle Creek Drain to be located in Clay 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	481 ft.	18" RCP	426 ft.
6" SSD	3,452 ft.		

The total length of the drain will be 4,359 feet.

The existing retention pond (Lake #3) located in Common Area #8 is to be considered part of the regulated drain. Pond maintenance shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds (Lake #1) 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 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 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:

Rear yard lots 49 to 50 from existing Str. 783A to existing Str. 783

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 \$1,615.20.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Westchester Fire Insurance Company

Date: August 21, 2014

Number: K09019157

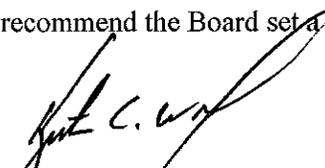
For: Storm Sewers & Sub-Surface Drains

Amount: \$196,106.75

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 Overbrook Farms Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 24, 2014.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Little Eagle Creek #350
 Overbrook Farms Sec. 2
 Hearing: 11/24/14
 To be platted from part of 17-09-19-00-00-003.001
 SUBNE-2014-00002

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

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 39	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 40	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 41	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 42	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 43	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 44	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 45	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 46	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 47	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 48	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 49	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 50	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 68	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 69	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 70	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 71	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 72	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 73	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 74	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 75	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 Lot 76	Regulated Subd.	One Lot \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 CA 6, 2.13 Ac	Regulated Subd.	0.21 \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 CA 7, 0.21 Ac	Regulated Subd.	1.46 \$	65.00	4.02%	
Not assigned yet.	Fischer Development Co.	S19 T18 R3 Overbrook Farms Sec. 2 CA 8, 1.46 Ac	Regulated Subd.	5.52 \$	55.20	3.42%	
Not assigned yet.	City Of Carmel, Dept. of Administration	S19 T18 R3 Overbrook Farms Sec. 2 Roads	Roads	21 lots	9.32 \$	1,615.20	100.0%

Parcels: 25

