



SURVEYOR'S OFFICE

Hamilton County

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September 24, 2014

TO: Hamilton County Drainage Board

RE: Cool Creek Drain, Village Farms Section 19

Attached is a petition filed by Village Farms Developer, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Village Farms Section 19 Arm, Cool 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:

6" SSD	3,924 ft.	12" RCP	1,690 ft.
15" RCP	164 ft.	18" RCP	190 ft.

The total length of the drain will be 5,968 feet.

The retention pond (Lake #1) located in Common Area #2 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 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 between lots or in rear yards. Only the main SSD lines, which are located within the easement and 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 1 to 3 from Str. 402 to Str. 407
Rear yard lots 4 from Str. 407 to Str. 408
Rear yard lots 5 to 7 from Str. 408 to Str. 409
Rear yard lots 7 and 8 from Str. 409 to Str. 414
Rear yard lots 10 and 11 from Str. 414 to Str. 411
Rear yard lots 12 to 15 from Str. 411 going east to riser
Rear yard lots 16 to 18 from Str. 401 going west 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. With this assessment the total annual assessment for this drain/this section will be \$1,410.60

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

Agent: Merchants Bonding Company
Date: August 21, 2014
Number: INC 45634
For: Storm Sewers and Sub-surface drains
Amount: \$149,749.00

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 offsite easement for this project is across parcel 08-09-14-02-10-022.000, owned by Springmill Villages Homeowners Association Inc. The parcel is common area for Section 4A of Meadows at Springmill Villages and is fully platted as a Drainage Easement.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement requests. The request are for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for Village Farms Section 19 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

Cool Creek Drain #345
 Village Farms Sec. 19
 Hearing: 11/24/14
 SUBNE-2014-00019

Regulated Subd. Rate Minimum
 Roads \$15.00 \$65.00
 \$10.00

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 1	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 2	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 3	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 4	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 5	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 6	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 7	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 8	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 9	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 10	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 11	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 12	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 13	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 14	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 15	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 16	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 17	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 18	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Lot 19	Regulated Subd.	One Lot	\$ 65.00	4.61%	
Not assigned yet.	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 CA 1, 0.13 Ac	Regulated Subd.	0.13	\$ 0.13	4.61%	
99-99-99-99-99-999.010	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 CA 2, 2.58 Ac	Regulated Subd.	2.58	\$ 2.58	4.61%	
08-09-14-02-10-022.000	Enclave at Village Farms	S14 T18 R3 Village Farms Sec. 19 Roads	Roads	4.56	\$ 45.60	3.23%	
Parcels: 23	Town Of Westfield	S14T18R3 Meadows at Springmill Villages 4A Blk E					
	Springmill Villages H.O.A.			19 lots	\$ 7.27	\$ 1,410.60	100.00%

*Notice for offsite esmnt. No change in asmt.

