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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

August 25, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, West Rail at the Station Section 1 Arm

Attached is a petition filed by Beazer Homes of Indiana, LLP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the West Rail at the Station Section 1 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:

12" RCP	488 ft.	27" RCP	149 ft.
15" RCP	482 ft.	27" HP-Poly	64 ft.
18" RCP	323 ft.	30" RCP	205 ft.
21" RCP	709 ft.	36" RCP	180 ft.
21" HP-Poly	75 ft.	Open Ditch	100 ft.
24" RCP	163 ft.	6' SSD	5,809 ft.

The total length of the drain will be 8,747 feet.

The 100 feet of open ditch listed above is 40 feet from Str. 153 to Str. 126 and 60' from Str. 100, under 161<sup>st</sup> Street to Str 248, which is part of the Maple Knoll Section 3 Arm of Little Eagle Creek Drain.

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:

Curbline SSD in Streets:

Conductors Drive  
Trestle Drive  
Boxcar Court

Rear Yard SSDs:

Rear yard lots 20 and 21 from Str. 118 south to riser  
Rear yard lots 22 and 23 from Str. 118 north to riser  
Rear yard lots 24 and 25 from Str. 119 running south to riser  
Rear yard lots 26 to 31 from Str. 119 running north to riser  
Rear yard lots 32 to 38 from Str. 44 to Str. 122  
Rear yard lots 39 and 40 from Str. 122 running south to riser

The retention pond (Pond #1) located in Common Areas B is 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 pond (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.

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 \$2,348.60.

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.

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 West Rail at the Station Section 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for October 24, 2016.



Kenton C. Ward, CFM  
Hamilton County Surveyor  
KCW/pll

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

TO: HAMILTON COUNTY DRAINAGE BOARD  
% Hamilton County Surveyor  
One Hamilton County Square, Suite 188  
Noblesville, IN. 46060-2230

In the matter of West Rail at the Station Subdivision, Section  
One Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in West Rail at the Station Section One, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

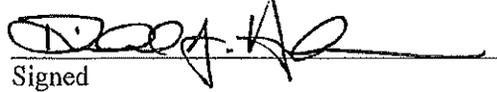
The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

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

Beaver Homes Indiana, LLP

  
Signed

Richard A. Henderson  
Printed Name

6/23/16  
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain,  
West Rail at the Station Section 1 Arm

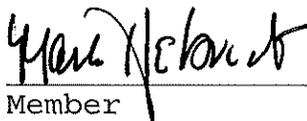
On this 24<sup>th</sup> day of October, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, West Rail at the Station Section 1 Arm*.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

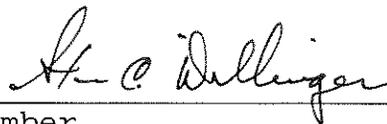
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:

  
Executive Secretary



August 9, 2016

Greg Hoyes  
 Hamilton County Surveyors Office  
 One Hamilton Square S188  
 Noblesville, IN 46060

**RE: WEST RAIL AT THE STATION SECTION ONE**

Dear Greg:

On behalf of the developer, Beazer Homes Indiana, LLP, I am submitting the following Engineer's Estimate for West Rail at the Station Section One:

<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Contract</u>	<u>120% Contract</u>	<u>15% Contract</u>
<b><u>Storm Sewer</u></b>						
Manholes	8	EA	\$2,200.00	\$17,600	\$21,120	\$2,640
Large Beehive	11	EA	\$2,750.00	\$30,250	\$36,300	\$4,538
Small Beehive	3	EA	\$1,800.00	\$5,400	\$6,480	\$810
Curb Inlets	17	EA	\$2,300.00	\$39,100	\$46,920	\$5,865
Double Curb Inlets	8	EA	\$3,650.00	\$29,200	\$35,040	\$4,380
Outlet Structure	2	EA	\$2,400.00	\$4,800	\$5,760	\$720
12" RCP	562	LF	\$22.00	\$12,364	\$14,837	\$1,855
15" RCP	1563	LF	\$25.00	\$39,075	\$46,890	\$5,861
18" RCP	708	LF	\$32.00	\$22,656	\$27,187	\$3,398
21" RCP	1284	LF	\$39.00	\$50,076	\$60,091	\$7,511
24" RCP	314	LF	\$47.00	\$14,758	\$17,710	\$2,214
27" RCP	355	LF	\$56.00	\$19,880	\$23,856	\$2,982
30" RCP	505	LF	\$69.00	\$34,845	\$41,814	\$5,227
36" RCP	431	LF	\$82.00	\$35,342	\$42,410	\$5,301
12" RCP Class V	72	LF	\$26.00	\$1,872	\$2,246	\$281
18" RCP Class V	31	LF	\$42.00	\$1,302	\$1,562	\$195
24" RCP Class V	31	LF	\$68.00	\$2,108	\$2,530	\$316
21" HDPE	75	LF	\$30.00	\$2,250	\$2,700	\$338
27" HDPE	64	LF	\$55.00	\$3,520	\$4,224	\$528
12" End Sec & Trash Guard	7	EA	\$1,350.00	\$9,450	\$11,340	\$1,418
15" End Sec & Trash Guard	1	EA	\$1,500.00	\$1,500	\$1,800	\$225
18" End Sec & Trash Guard	1	EA	\$1,700.00	\$1,700	\$2,040	\$255
21" End Sec & Trash Guard	2	EA	\$2,050.00	\$4,100	\$4,920	\$615
24" End Sec & Trash Guard	1	EA	\$2,300.00	\$2,300	\$2,760	\$345
36" End Sec & Trash Guard	2	EA	\$2,900.00	\$5,800	\$6,960	\$870
Jet & Video RCP	5995	LF	\$3.00	\$17,985	\$21,582	\$2,698
# 8 Stone Bedding	1475	EA	\$21.00	\$30,975	\$37,170	\$4,646
#53 Stone	550	TONS	\$17.00	\$9,350	\$11,220	\$1,403

Rip Rap	200	EA	\$50.00	\$10,000	\$12,000	\$1,500
6" SSD Dual Wall Swales	5040	LF	\$9.50	\$47,880	\$57,456	\$7,182
6" SSD Dual Wall Streets	7501	LF	\$9.50	\$71,260	\$85,511	\$10,689
Risers	28	EA	\$325.00	\$9,100	\$10,920	\$1,365
Lot Leads	69	EA	\$135.00	\$9,315	\$11,178	\$1,397
<b>Total:</b>				<b>\$597,113</b>	<b>\$716,535</b>	<b>\$89,567</b>

If you have any questions or comments, please feel free to contact me at 317-846-6611.

Sincerely,



David K. Sexton, P.E.  
IN Registration No. 9500028



BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

*Little Eagle Creek Drain,  
West Rail at the Station Section 1 Arm*

NOTICE

To Whom It May Concern and: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Little Eagle Creek Drain, West Rail at the Station Section 1 Arm** on **October 24, 2016** at **9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF THE

Little Eagle Creek Drain,  
West Rail at the Station Section 1 Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **October 24, 2016** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY