

K.C.W.

SURVEYOR'S OFFICE  
**Hamilton County**

*Kenton C. Ward, CEM*  
*Surveyor of Hamilton County*  
*Phone (317) 776-8495*  
*Fax (317) 776-9628*

*Suite 188*  
*One Hamilton County Square*  
*Noblesville, Indiana 46060-2230*

August 19, 2016

To: Hamilton County Drainage Board

Re: Thistlewood Drain – Trader's Point Church of Carmel Reconstruction

Attached is a petition from Central Christian Church, seller of the property to Trader's Point Church of Carmel, along with plans, calculations, and quantity summary for the proposed reconstruction of the Thistlewood, Section 1 Arm of the Thistlewood Drain. The proposal is to reconstruct and relocate the drain for the expansion of parking lots for the new church at this site.

The drain reconstruction will those lengths of pipes between the following structures as shown on sheet C300 of the plans for Trader's Point Church of Carmel, designed by Weihe Engineers, dated May 19, 2016, and having job number W15-0483.

The new relocated drain shall begin at existing Str. 116, which is the end point of the original drain and labeled in the new plans as Str. 100. The drain goes to new Str. 101 with 50 feet of 24" RCP, then to Str. 102 with 65 feet of 15" RCP, then 296 feet of 6" SSD running through the existing dry detention basin. Also included as new drain is 32 feet of 12" RCP from new Str. 101 to Str. 103. Another change is existing Str. 115, which is an end section, will be removed and replaced with an outlet control manhole, labeled as Str. 104.

The total length of new drain for this arm shall be 443 feet. The 390 feet of the original drain between existing Str. 116 - 102, from Str. 102 to concrete swale, and the concrete swale shall be vacated. This proposal will add 53 feet to the Thistlewood Regulated Drain's total length.

The dry detention basin located on parcel 17-09-23-00-00-009.001, owned by Traders Pint Christian Church, Inc., is not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets, outlets, and SSD which are part of the Thistlewood Regulated Drain. The maintenance of the retention basin such as sediment removal and erosion control along the banks, mowing and vegetation maintenance and control will be the responsibility of the property owner. The Board will retain jurisdiction for ensuring

the storage volume for which the basin was designed will be retained. Thereby, allowing no fill or easement encroachments.

I have reviewed the plans and believe that parcel 17-09-23-00-00-009.001, owned by Traders Point Christian Church, Inc., has been benefitting from the drain since 1984 and will continue to benefit from the drain. Therefore, I recommend the parcel be assessed to the drain at a commercial rate of \$35.00 per acre, with a \$75.00 minimum. With this assessment the total annual assessment for this parcel will be \$208.60 and increase the total annual assessment for the drain from \$2,109.38 to \$2,319.98.

The cost of the reconstruction is to be paid by Trader's Point Christian Church, Inc.

This reconstruction affects the following parcels and owners:

17-09-23-00-00-009.001	Traders Point Christian Church, Inc.
17-09-23-04-05-011.000	Bonnita Hess
17-09-23-04-05-012.000	Donald & Diana Cochran

The easement shall remain the easement from my original report dated May 1, 1984 and approved by the Board on July 9, 1984 (See DB Minutes Book 2, Page 3). The easement is recorded in the Office of the Hamilton County Recorder in Easement Book 1, pages 769 to 773.

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



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD  
NOBLESVILLE, INDIANA

FILED

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OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: \_\_\_\_\_ )  
Hamilton County, Indiana )

PETITION FOR RELOCATION AND RECONSTRUCTION

\_\_\_\_\_ Central Christian Church \_\_\_\_\_ (hereinafter "Petitioner"),  
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a  
section of the \_\_\_\_\_ Thistlewood Regulated \_\_\_\_\_ Drain, and in support of  
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the \_\_\_\_\_ Thistlewood Regulated \_\_\_\_\_ Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains, sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and reconstruction of a portion of the \_\_\_\_\_ Thistlewood Regulated \_\_\_\_\_ Drain, as specifically shown on engineering plans and specifications filed with the Hamilton County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at the sole expense of the Petitioner and such work will result in substantial improvement to the \_\_\_\_\_ Thistlewood Regulated \_\_\_\_\_ Drain, without cost to other property owners on the watershed of the \_\_\_\_\_ Thistlewood Regulated \_\_\_\_\_ Drain.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County Drainage Board authorizing relocation and reconstruction of the \_\_\_\_\_ Thistlewood Regulated \_\_\_\_\_ Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed

FINDINGS AND ORDER

CONCERNING THE PARTIAL VACATION OF THE

Thistlewood Drain, Trader's Point Church of Carmel Reconstruction

Existing Structure 116 - 102

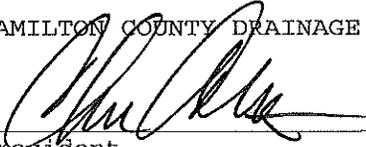
From Structure 102 to Concrete Swale

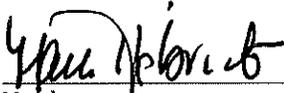
Concrete Swale

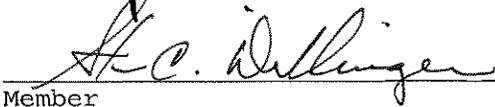
On this 24<sup>th</sup> day of October, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the Thistlewood Drain, Trader's Point Church of Carmel Reconstruction, Existing Structure 116 - 102, From Structure 102 to Concrete Swale, Concrete Swale.

Evidence has been heard. Objections were presented and considered. The Board then adopted an order of action. The Board now finds that the costs of continued maintenance to the portion of the above drain exceed the benefits to the real estate benefited by the portion of the drain to be abandoned and issues this order vacating the above section of the Thistlewood Drain, Trader's Point Church of Carmel Reconstruction, Existing Structure 116 - 102, From Structure 102 to Concrete Swale, Concrete Swale.

HAMILTON COUNTY DRAINAGE BOARD

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

Attest. 

STATE OF INDIANA        )  
                                  )    ss:  
COUNTY OF HAMILTON    )

BEFORE THE HAMILTON COUNTY  
DRAINAGE BOARD  
NOBLESVILLE, INDIANA

IN THE MATTER OF THE  
RECONSTRUCTION OF THE  
*Thistlewood Drain, Trader's Point Church of Carmel Reconstruction*

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the *Thistlewood Drain, Trader's Point Church of Carmel Reconstruction* came before the Hamilton County Drainage Board for hearing on *October 24 2016*, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

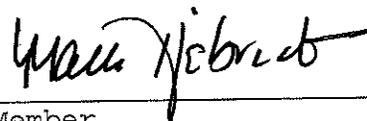
Wherefore, it is ORDERED, that the proposed Reconstruction of the *Thistlewood Drain, Trader's Point Church of Carmel Reconstruction* be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT



Member



Member

ATTEST:

  
Executive Secretary

## Greg R. Hoyes

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**From:** Mark Thorpe <thorpem@weihe.net>  
**Sent:** Tuesday, August 30, 2016 3:54 PM  
**To:** Greg R. Hoyes  
**Subject:** RE: Trader's Point Church

Greg –

Please find the following Cost Opinion:

1. 6" SSD @ \$18.00 l.f. x 296 l.f. = \$5,328.00
2. 12" RCP @ \$32.00 l.f. x 32 l.f. = \$1,024.00
3. 15" RCP @ \$36.00 l.f. x 65 l.f. = \$2,340.00
4. 24" RCP @ \$59.00 l.f. x 50 l.f. = \$2,950.00

Total Cost Opinion: \$11,642.00

Let me know if you have any additional questions.

Thanks,  
Mark

Mark L. Thorpe, R.L.A.  
Sr. Project Manager, Commercial Development  
Weihe Engineers, Inc.  
317 | 846 - 6611  
317 | 910 - 8188 cell  
weihe.net

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**From:** Greg R. Hoyes [<mailto:Greg.Hoyes@hamiltoncounty.in.gov>]  
**Sent:** Monday, August 29, 2016 2:39 PM  
**To:** Mark Thorpe <thorpem@weihe.net>  
**Subject:** RE: Trader's Point Church

Mark

Since that is not itemized, can Weihe generate an engineer's estimate for 296 ft. of 6" SSD, 50 ft. of 24" RCP, 65 ft. of 15" RCP and 32 ft. of 12" RCP?

*Greg Hoyes, ac, CFM, CPESC*  
**Plan Reviewer**  
**Hamilton County Surveyor's Office**

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**From:** Mark Thorpe [<mailto:thorpem@weihe.net>]  
**Sent:** Monday, August 29, 2016 8:24 AM  
**To:** Greg R. Hoyes  
**Subject:** RE: Trader's Point Church

Greg –

# PROPOSAL

# JP



## Excavating Inc.

11950 VANDERGRIFF ROAD  
INDIANAPOLIS, INDIANA 46239

SUBMIT TO:
T&W CORPORATION 3841 WEST MORRIS STREET INDIANAPOLIS, IN 46241

JASON - 317-281-5534 - JPEINC@HOTMAIL.COM

DATE	PROPOSAL	PROJECT
03/10/16	130	TRADERS POINT CHURCH CARMEL

ITEM	DESCRIPTION	TOTAL
EROSION CONTROL	INSTALL SILT FENCE, CONCRETE WASH OUT PIT AND TREE PROTECTION	3,410.64
DEMOLITION	REMOVE TREES, ASPHALT AND STORM PIPE COMPONENTS. * DIG OUT TREES TO BE REMOVED AND HAUL OFF SITE AS PER PLAN. * CUT PAVING, DIG UP AND HAUL OFF SITE AS PER PLAN. * REMOVE ALL STORM COMPONENTS AS PER PLAN AND HAUL OFF SITE.	14,327.50
STORM	INSTALL NEW STORM STRUCTURES, RCP PIPE, SUBSURFACE PIPE, END SECTIONS AND INFILTRATION STRIP. * SET NEW STRUCTURES AND LAY RCP PIPE AS PER REVISED PLAN. * INSTALL SNOOT IN STORM STRUCTURE. * INSTALL BMP AND DIVERSION MANHOLE AS PER REVISED PLAN. * POUR CONCRETE COLLARS AND FLOWLINES IN STRUCTURES AS PER PLAN. * INSTALL END SECTIONS AND TOE ANCHORS AS PER PLAN. * INSTALL ALL NEW 6" SUBSURFACE AROUND PARKING LOTS AND TIE INTO STRUCTURES AS PER PLAN WITH CLEANOUTS. * INSTALL 6" SUBSURFACE LEADERS IN PARKING LOT AS PER REVISED PLAN. * INSTALL 6" SUBSURFACE PIPE AS PER REVISED PLAN. * INSTALL 6" HDPE AND CLEANOUTS AS PER REVISED PLAN. * INSTALL 6' INFILTRATION STRIP AS PER PLAN.	81,410.94
SITE WORK	STRIP TOPSOIL, CUT/FILL PARKING AREAS, CUT SIDEWALKS, CUT DETENTION PONDS AND ROUGH FINISH GRADE TOPSOIL. * STRIP OFF TOPSOIL AND STOCKPILE. * CUT/FILL PARKING LOTS TO +/- .10 OF FINISH PROPOSED SUBGRADE. * CUT OUT AND RESHAPE DETENTION PONDS AS PER PLAN. * CUT OUT SIDEWALK TO +/- .10 OF PROPOSED SUBGRADE. * INSTALL 3' STONE LEDGER AROUND PARKING LOT AS PER PLAN. * ROUGH FINISH GRADE TOPSOIL FOR LANDSCAPER.	48,924.00

\* PAYMENT DUE WITHIN 30 DAYS OF COMPLETION OF WORK.

\* ALL LABOR, MATERIALS AND EQUIPMENT ARE INCLUDED IN THIS BID UNLESS SPECIFIED.

\* PRICES FOR THIS PROPOSAL ARE GOOD FOR 15 DAYS.

\* ANY NEEDED PERMITS AND/OR FEES ARE NOT INCLUDED IN THIS BID UNLESS SPECIFIED.

JP Excavating Inc.:

TOTAL 548,093.08

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

*Thistlewood Drain,  
Trader's Point Church of Carmel Reconstruction*

NOTICE

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

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **Thistlewood Drain, Trader's Point Church of Carmel Reconstruction on October 24, 2016 at 9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed 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

STATE OF INDIANA     )  
                          ) SS                   BEFORE THE HAMILTON  
                          )  
COUNTY OF HAMILTON )                   DRAINAGE BOARD

IN THE MATTER OF **Thistlewood Drain, Trader's Point Church  
of Carmel Reconstruction**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **October 24, 2016** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Christine Altman  
PRESIDENT

ATTEST: Lynette Mosbaugh  
SECRETARY