

April 14th, 2020

The Hendricks County Drainage Board met in the Commissioners' Room on the first floor of the Hendricks County Government Center. Those present in room or via phone were President Phyllis A. Palmer, Vice President Matthew D. Whetstone, Members Bob Gentry, Jack Maloney and Stan Ryland, Hendricks County Attorney Greg Steuerwald, Hendricks County Surveyor David Gaston, Chief Deputy Surveyor Tiffany Dalton Gary Sowers, Dale Kruse, Ryan Schreiber, George Stock and David Eichelberger.

President Phyllis A. Palmer determined there was a quorum and turned the meeting over to Vice President Whetstone. Vice President Whetstone led the Pledge of Allegiance. Member Stan Ryland led a prayer for those who wished to participate. Vice President Whetstone then called for the first order of business.

RE: IN THE MATTER OF APPROVAL OF MINUTES:

Vice President Whetstone requested a motion with regards to the minutes of the March 24th, 2020 Drainage Board meeting. President Palmer moved to approve the March 24th, 2020 Drainage Board meeting minutes as amended. Member Jack Maloney seconded the motion. The motion was unanimously passed.

RE: IN THE MATTER OF BILLS TO BE PAID:

DRAIN MAINTENANCE EXPENSES

Due Coronavirus procedures the Auditor's Report was used for approving Bills to be Paid

AUDITOR'S REPORT

April 14th, 2020 Auditor's Report

Member Jack Maloney moved to approve the April 14th, 2020 Auditor's Report as presented in the amount of \$26,047.00. President Phyllis Palmer seconded the motion. The motion was unanimously passed.

RE: IN THE MATTER OF NEW BUSINESS: PROJECTS

MAJOR PLAT (PRELIMINARY & FINAL):

DPR 482 (Lane Pittsboro Self Storage) – County

1 lot on 14.74 acres in Middle Township, S35-T17N-R1W, located on the eastside of County Road 150 East approximately, 1,559 feet north of US Highway 136. (Kruse Consulting) – ***Roseboom Regulated Drain (415) \$100.00/Acre Outlet Only.***

S-03-20 (Countryside Crossing) – Avon & County

31 lot on 33.08 acres in Washington Township, S1-T15N-R1E, located on the eastside of Dan Jones approximately, 455 feet south of County Road 100 North, in the Town of Avon. (Crossroads Engineering) – ***Austin Lakes Regulated Drain (564) \$50.00/Lot Outlet Only.***

S-04-20 (L&L Properties Self Storage) – Pittsboro

1 lot on 15.96 acres in Middle Township, S36-T17N-R1W, located on the northeast corner of US Highway 136 and Mitchell Avenue in the Town of Pittsboro. (Kruse Consulting)

Roseboom Regulated Drain (415) \$100.00/Acre Outlet Only.

Hendricks County Surveyor David Gaston recommended the afore listed projects be continued to the May 12th. 2020 meeting of the Drainage Board. Member Stan Ryland moved to follow the Surveyor's Recommendation. President Palmer seconded the motion. The motion was unanimously passed.

MINOR PLAT (FINAL):

DPR 480 S-11-07 (Westpoint Business Park Lot 1) – County - Update from the Joint Board

1 lot on 20.474 acres in Liberty Township, S25-14N-1W, located on the northside of Interstate 70 and east of State Road 39. (Banning Engineering) – ***Westpoint Business Park Regulated Drain (748) \$100.00/Acre Outlet Only.***

DPR 481 S-11-07 (Westpoint Business Park Lot 2) – County - Update from the Joint Board

1 lot on 20.474 acres in Liberty Township, S25-14N-1W, located on the northside of Interstate 70 and east of State Road 39. (Banning Engineering) – ***Westpoint Business Park Regulated Drain (748) \$100.00/Acre Outlet Only.***

Hendricks County Surveyor David Gaston recommended the afore listed projects be continued to the May 12th. 2020 meeting of the Drainage Board. President Palmer moved to follow the Surveyor's Recommendation. Member Jack Maloney seconded the motion. The motion was unanimously passed.

DPR 435-20 S-12-08 (Project Belmont – Johnson & Johnson) – County

1 lot on 100 acres in Liberty Township, S25/26-T14N-R1W, located on the northside of Innovation Boulevard approximately, 1,496 feet west of State Road 39. (Stock & Associates) – ***70 West Commerce Park Regulated Drain (554) \$100.00/Acre Outlet Only.***

Hendricks County Surveyor David Gaston recommended the Hendricks County Drainage Board grant Final Approval of ***DPR 435-20 S-12-08 (Project Belmont – Johnson & Johnson)*** subject to the conditions of the Hendricks County Surveyor's letter, all the requirements and conditions of the Hendricks County Stormwater Management Handbook and a \$100.00 per acre assessment payable to the 70 West Commerce Park Regulated Drain (554). Discussion followed. Member Bob Gentry moved to follow the Surveyor's recommendation. Member Jack Maloney seconded the motion. The motion was unanimously passed.

MINOR RESIDENTIAL PLAT (PRELIMINARY & FINAL):

MIP 232 REPLAT (Ritter) – County

2 lots on 18.89 acres in in Clay Township, S5-T14N-R2W, located on the northside of County Road 600 South approximately, 1,246 feet east of Masten Road. (Kruse Consulting) – ***No Regulated Drain.***

Hendricks County Surveyor David Gaston recommended the afore listed project be continued to the May 12th. 2020 meeting of the Drainage Board. Member Jack Maloney moved to follow the Surveyor's Recommendation. Member Bob Gentry seconded the motion. The motion was unanimously passed.

RE: INTRODUCTION OF OTHER BUSINESS OR ADDITIONAL DISCUSSION BY COUNSEL, STAFF OR PUBLIC:

RE: HENDRICKS COUNTY ATTORNEY GREG STEUERWALD:

None cited.

RE: HENDRICKS COUNTY SURVEYOR DAVID GASTON:

None cited.

RE: IN THE MATTER OF WISHES TO BE HEARD:

Dale Kruse, Kruse Consulting


Mr. Dale Kruse of Kruse Consulting requested a 40-foot easement reduction for project S-04-20 L&L Properties Self Storage in Pittsboro along the Roseboom Regulated Drain. Discussion followed. Mr. Gaston stated he would recommend a 35-foot encroachment. Discussion followed. Member Jack Malone moved to follow the Surveyor's recommendation. Member Bob Gentry seconded the motion. The motion passed on a 3-2 vote with President Palmer and Member Stan Ryland voting against the motion.

RE: INTRODUCTION OF OTHER BUSINESS OR ADDITIONAL DISCUSSION BY BOARD MEMBERS:

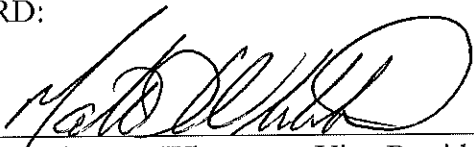
ADJOURN:

Seeing nothing further before the Board, President Palmer moved to adjourn the meeting. Member Jack Maloney seconded the motion. The motion was passed unanimously.

HENDRICKS COUNTY DRAINAGE BOARD:



Phyllis A. Palmer, President




Matthew D. Whetstone, Vice-President




Bob Gentry, Member



Jack P. Maloney, Member



E. Stanley Ryland, Member

ATTEST: 

Gary W. Sowers II, Secretary



Hendricks County Surveyor

DAVID L. GASTON, P.S.

April 13th, 2020

FINAL

RE: DPR 435-20 S-12-08 (Project Belmont – Johnson & Johnson) – County
1 lot on 100 acres in Liberty Township, S25/26-T14N-R1W, located on the northside of Innovation Boulevard approximately, 1,496 feet west of State Road 39. (Stock & Associates) – **70 West Commerce Park Regulated Drain (554) \$100.00/Acre Outlet Only**

Dear Board Members:

Based on the review by the Hendricks County Surveyor's Office and Hendricks County Staff, the following items were noted:

Specific Conditions:

The Johnson & Johnson Health Care Systems industrial development is an existing 1,000,000 square foot building located on an approximately 100-acre site within the I-70 West Commerce Park. The Commerce Park is situated northwest of the intersection of SR 39 and I-70 in Sections 25 and 26, Township 14N, Range 1W, Liberty Township. The proposed project will add approximately 440,000 square feet of building extending north from the current building, as well as additional parking and drive areas. Existing runoff generally drains east and west to two existing detention ponds. The proposed project will include a drainage collection system that will convey runoff from the building addition, parking, and drives to the existing detention ponds. This project generally complies with the original drainage master plan for the site.

This project was previously reviewed in a memorandum dated March 27, 2020. After a review of the most recently provided information, the submittal appears to be in substantial compliance with the requirements of the Hendricks County Stormwater Management Ordinance and the Hendricks County Stormwater Technical Standards Manual. Therefore, a recommendation for final approval of the stormwater management plan can be given at the April 14, 2020 Hendricks County Drainage Board Meeting.

The applicant should still obtain approval from the Indiana Department of Transportation for the proposed work within the SR 39 right-of-way (temporary driveway).

The final plans and drainage report are to be certified.

General Conditions:

1. The proposed plans must include erosion control measures as noted in the Hendricks County Stormwater Management Handbook January 2017 Edition. Erosion and sediment control measures must adhere to, or exceed, those shown on the development plans per requirements of all the ordinances within the Hendricks County

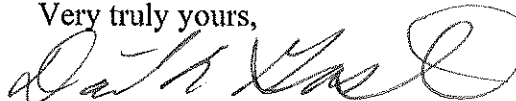
Stormwater Management Handbook as well as IDEM Rule 5 – Stormwater run-off associated with construction activity and any violation of the above referenced rules will be the responsibility of the developer.

2. The owner of the land proposed for development is fully responsible for compliance with all the requirements and standards contained within the Hendricks County Stormwater Management Handbook, and as such, regardless of any deficient aspect of the design being listed in this letter of review.
3. The Hendricks County Surveyor's Office has reviewed this project based on the plans submitted by the developer and the project surveyor/engineer. These plans were reviewed for general compliance with the Hendricks County Stormwater Management Handbook. We have assumed the project surveyor/engineer has followed all appropriate engineering methods in this design. Any drainage problems associated with this project caused by poor construction by the contractor, poor engineering design, or judgment, either on site or off site, are the responsibility of the developer and the project engineer.
4. The Hendricks County Surveyor's Office must be notified at least seventy-two (72) hours prior to any site improvement being installed.
5. This project is subject to the National Pollution Discharge Elimination System (NPDES) regulations covering storm water quality. A Notice of Intent (NOI) must be on file with the Indiana Department of Environmental Management (IDEM) prior to any land disturbance and construction activities on this project.
6. IDEM approval documentation must be submitted to the clean water department prior to construction.
7. The applicant should note that this approval is for this drainage review only and should not be construed as a building permit or a waiver of any other applicable provisions of local zoning ordinances, utility regulations, or building codes.
8. The issuance of this drainage approval does not relieve the property owner of the responsibility to obtain all other applicable permits, easements, or approvals that may be required for this project.
9. No error or omission in the plans, calculations, or applications shall permit or release the applicant and the surveyor/engineer/ or designer from constructing this work in any other manner than that is provided for in the Hendricks County Stormwater Management Handbook.
10. The applicant shall pay all Drainage Review fees if applicable. These fees must be paid prior to the release of the letter of approval by the Hendricks County Drainage Board.
11. **As-Built plans are required to be submitted to the Surveyors Office when construction of drainage infrastructure is complete.**

Recommendation:

- 1) I recommend that the Hendricks County Drainage Board grant ***FINAL APPROVAL*** subject to the conditions of this letter and all the requirements and conditions of the Hendricks County Stormwater Management Handbook, January 2017 Edition.
- 2) This project is in the watershed of the **70 West Commerce Park Regulated Drain** and I recommend an annual assessment of \$100.00/Acre outlet only.

Very truly yours,




David L. Gaston P.S.
Hendricks County Surveyor


I, Nancy L. Marsh, Hendricks County Auditor, present to the Hendricks County Drainage Board a list of claims for payment and approval. The attached list includes payments made prior to approval for the Pre-run docket (electronic payments wired or ACH'd) and the Regular Docket. The pre-payments are authorized by Ordinance 2001-27 and have been paid for the period beginning 3/26/20 and ending 4/15/20.

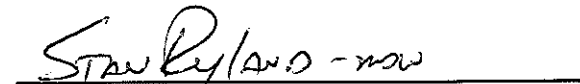
The Regular Docket - Pending, will be completed upon Commissioners' approval and checks will be dated 3/15/20.

The total of all claims presented is \$26,047.00.

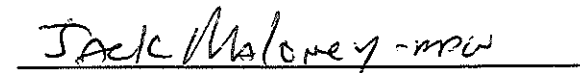

Nancy L. Marsh, Auditor


Approved on 4/14/20 by the Hendricks County Drainage Board.


Phyllis A. Palmer


Stan Ryland


Matthew D. Whetstone


Jack Maloney


Bob Gentry

03.26.20 TO 04.15.20 DRAINAGE BOARD CLAIMS

Date	Fund	Fund Desc	Acct	Loc Desc	Amount	Payee Name 1	Vendor	Invoice
4/15/2020	0580	Cambridge	99999	Surveyor	25000.00	VIA EXCAVATING, LLC	028556	3022200044
4/15/2020	0722	Stoneybrook	99999	Surveyor	197.00	STEPHENSON EXCAVATING INC	019387	5318
4/15/2020	0722	Stoneybrook	99999	Surveyor	850.00	ECO INFRASTRUCTURE SOLUTIONS	024005	12646
					\$26,047.00			