

Kew

SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

August 25, 2016

To: Hamilton County Drainage Board

Re: Williams 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, Williams 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	277 ft.	27" RCP	206 ft.
15" RCP	1,105 ft.	30" RCP	300 ft.
18" RCP	416 ft.	33" RCP	251 ft.
21" RCP	575 ft.	Open Ditch	50 ft.
24" RCP	182 ft.	6' SSD	5,672 ft.

The total length of the drain will be 9,034 feet.

The 50 feet of open ditch listed above is from Str. 200 to the end of the existing 73" x 55" CMPA under 156th Street, which is part of the Centennial Section 1 Arm of Williams Creek.

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
Depots Drive
West Rail Drive

Rear Yard SSDs:

Rear yard lots 104 and 105 from Str. 204 to Str. 205
Rear yard lots 106 to 109 from Str. 205 to Str. 206
Rear yard lots 110 and 111 from Str. 206 running north to riser
Rear yard lots 112 and 113 from Str. 209 running south to riser
Rear yard lots 114 to 117 from Str. 209 to Str. 210
Rear yard lots 118 to 120 from Str. 210 running north to riser
Rear yard lots 121 and 122 from Str. 217 running north to riser
Rear yard lots 124 and 125 from Str. 217 running east to riser
Rear yard lots 165 to 169 from Str. 223 running north to riser
Rear yard lot 164 from Str. 225 running north to riser
Rear yard lots 160 to 164 from Str. 234 to Str. 225
Rear yard lot 158 and 159 from Str. 233 to Str. 234

The retention pond (Pond #4) located in Common Areas F 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.

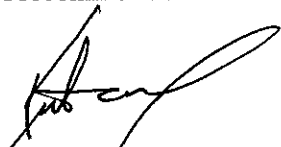
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$2,490.50.

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.



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

Williams Creek #315

West Rail at the Station Sec. 1

The part of section 1 going to Williams Creek will add 9,034' of new drain.

To be platted from part of 08-09-10-00-00-023.000 & 027.001

SUBNE-2016-00019

Hearing:

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

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 101	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 102	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 103	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 104	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 105	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 106	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 107	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 108	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 109	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 110	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 111	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 112	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 113	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 114	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 115	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 116	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 117	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 118	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 119	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 120	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 122	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 123	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 124	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 158	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 159	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 160	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 161	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 162	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 163	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 164	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 165	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 166	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 167	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 Lot 168	Regulated Subd.	One Lot	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 CA C 5.56Ac	Regulated Subd.	5.16	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 CA E 0.10Ac	Regulated Subd.	0.10	\$ 65.00	2.61%
Not assigned yet.	Beazer Homes Indiana, LLP	S10 T18 R3 West Rail at the Station Sec 1 CA F 4.05Ac	Regulated Subd.	4.05	\$ 65.00	2.61%
99-99-99-99-999.010	City of Westfield	S10T18R3 Conductors Dr, West Rail Dr, Depots Dr, 156th	Roads	8.55	\$ 85.50	3.43%
Parcels: 38			Totals:	17.86	\$2,490.50	100.00%
				34 lots		



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDED WITH PRIORITY

F L E D 1823

JUL 01 2016 STATE OF INDIANA)
OFFICE OF HAMILTON COUNTY SURVEYOR)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

At the request of Beazer Homes of Indiana, LLP The Hamilton County Drainage Board considered the extent of the drainage easement on the Williams Creek Drain in the West Rail at the Station Section One Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded as Instrument No. _____ and in Plat Cabinet _____ Slide _____ in the Hamilton County Recorders Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:

[Signature]
APPLICANT VP of Land Dev.

Richard A. Henderson
PRINTED NAME

PRINTED NAME (Owner of Land)

FOR BOARD USE ONLY

AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS _____ DAY OF _____ 20____, BY THE HAMILTON COUNTY DRAINAGE BOARD.

PRESIDENT OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law : Kenton C. Ward, Surveyor"

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016

SUBNE-2016-0009

FILED

JUL 01 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

NON-ENFORCEMENT INFORMATION

Hamilton County Surveyor's Office
One Hamilton County Square, Suite 188
Noblesville, IN 46060
317-776-8495 fax: 317-776-9628

Name of Drain: Williams Creek Project Name: West Rail at the Station Sec. 1
08-09-10-00-00-023.000, 08-09-10-00-00-025.000
Parcel Number: 08-09-10-00-00-024.000, 08-09-10-00-00-027.001 Township: Noblesville

Applicant's Name: Beazer Homes of Indiana, LLP Property Owner: Beazer Homes of Indiana, LLP

Address: 9405 Delegates Row Property Address: 1046 W. 156th Street
Indianapolis, IN 46240 Westfield, IN 46074

Phone: (317) 501-9172 Phone: (317) 501-9172

E-mail: richard.henderson@beazer.com E-mail: richard.henderson@beazer.com

Contact Name: Richard Henderson Contractor-Installer: Not Yet Selected

Address: 9405 Delegates Row, Indianapolis, IN 46240 Address:

Phone: (317) 501-9172 Phone: ()

E-mail: richard.henderson@beazer.com E-mail:

Purpose of Non-enforcement: Construction of 64 lot Single Family Subdivision

Reduced to: feet on Each side of Drain.

If Utility, how many feet is line paralelling drain: NA

Plan Project / Job Number: W150389-1

Project Location: South Side of 161st Street, between Ditch Road and Springmill Road

Engineering Firm: Weihe Engineers, Inc

Address: 10505 N. College Ave., Indianapolis, IN 46280

Phone: (317) 846-6611 E-mail: sextond@weihe.net

For Office Use Only

Permit # Project # Check # 84120865 \$100.00

SUBWE - 2016 - 00019

7/1/16

Beazer Homes

W 161ST ST

DITCH RD

W 156TH ST

GREENVILLE DR

