

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 26, 2016

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Wilshire Section 1 Arm

Attached is a petition filed by Steve A. Wilson, Inc., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Wilshire 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	843 ft.	27" RCP	1,234 ft.
15" RCP	456 ft.	30" RCP	494 ft.
18" RCP	592 ft.	33" RCP	354 ft.
21" RCP	597 ft.	6' SSD	6,329 ft.
24" RCP	237 ft.		

The total length of the drain will be 11,136 feet.

With the development of Wilshire Section 1, Arm 2 of the Charles Osborn Drain from Sta. 0+00 to Sta. 14+00 shall be vacated. The new drainage system will accommodate the drainage area of the original tile. Also to be vacated in the Charles Osborn main open ditch from Sta. 0+00 to 12+00 per the original 1882 legal description. This open ditch is along the edge of pavement of 156th Street and will be filled in. The drainage to this open ditch is being picked up by storm sewer installed with Common Area #1 and #2 of Wilshire, along with some new pipe within the right of way of 156th Street.

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:

Wilshire Boulevard
Maybell Lane
Cedar Grove Landing

Rear Yard SSDs:

Rear yard lots 1 from Str. 405 running east to riser
Rear yard lots 2 & 3 from Str. 405 running west to riser
Rear yard lots 4 to 6 from Str. 415 running south east to riser
Rear yard lots 8 to 11 from Str. 437 to Str. 438
Rear yard lots 13 to 16 from Str. 438 running north to riser
Rear yard lots 17 to 21 from Str. 441 to Str. 435
Rear yard lots 22 to 24 from Str. 435 to Str. 435A
Rear yard lots 25 to 27 from Str. 432 running east to riser
Rear yard lots 28 & 29 from Str. 432 running north to riser
Rear yard lot 32 & 33 from Str. 428 running south to riser
Rear yard lots 34 & 35 from Str. 418 running north west to riser
Rear yard lot 36 to 38 from Str. 418 running south east to riser
Common Area #1 from Str. 408 to Str. 409
Common Area #1 from Str. 408 running west to riser
Common Area #1 from Str. 409 running east to riser

The retention ponds (Lake #1 and Lake #2) located in Common Areas #2 and #4 are 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 ponds (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 \$2,850.30.

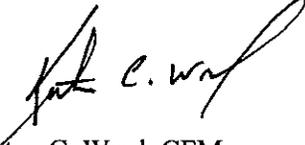
In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that 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.

The off-site easement for Str. 410 shall be the platted existing regulated drain easement for Crosswind Commons Section 2 Arm of the Williams Creek Drain. This easement is on parcel 08-09-10-00-02-024.000, owned by Linda L. White, which is lot 58 of Crosswind Commons. The easement is shown on the secondary plat for Crosswind Commons Section 2 at recorded in the office of the Hamilton County Recorder as instrument number 9809802448.

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 Wilshire 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.

A handwritten signature in black ink, appearing to read "Kenton C. Ward". The signature is written in a cursive style with a large initial "K" and a long, sweeping underline.

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

Williams Creek #315, Osborn & Collins Arm
 Wilshire Sec. 1 SUBNE-2016-00023
 Wilshire Section 1 will add 11,136' of new drain.
 Charles Osborn open ditch from Sta 0+00 to 12+00 to be vacated.
 Charles Osborn Arm 2 from Sta 0+00 to 14+00 to be vacated.
 To be platted from part of 08-09-10-00-00-021.000.
 Off-site easement for Str. 410 will be in the existing easement for Crosswind Commons Sec. 2.
 Hearing: 10-24-14

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 1	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 2	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 3	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 4	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 5	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 6	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 7	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 8	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 9	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 10	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 11	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 12	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 13	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 14	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 15	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 16	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 17	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 18	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 19	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 20	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 21	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 22	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 23	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 24	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 25	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 26	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 27	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 28	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 29	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 30	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 31	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 32	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 33	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 34	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 35	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 36	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 37	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 Lot 38	Regulated Subd.	One Lot	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 CA 1, 0.88 Ac	Regulated Subd.	0.88	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 CA 2, 2.93 Ac	Regulated Subd.	2.93	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 CA 3, 0.06 Ac	Regulated Subd.	0.06	\$ 65.00	2.28%
Not assigned yet.	Steve A. Wilson, Inc.	S10 T18 R3 Wilshire Sec 1 CA 4, 4.55 Ac	Regulated Subd.	4.55	\$ 65.00	2.28%
99-99-99-99-99-999.010	City of Westfield	S10T18R3 Wilshire Blvd, Maybell Ln E&W, Cedar Grove Lnd, 156th	Roads	12.03	\$ 120.30	4.22%
08-09-10-00-02-024.000	White, Linda L	S10 T18 R3 Crosswind Commons Sec 2 Lot 58	Offsite easement	n/a	n/a	n/a
Parcels: 44			Totals:	20.45	\$2,850.30	100.00%
				38 lots		

NON-ENFORCEMENT INFORMATION

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

FILED

JUL 22 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

Name of Drain: Osborn & Collins

Project Name: Wilshire, Section 1

Parcel Number: 08-09-10-00-00-021.000

Township: Hamilton

Applicant's Name: Steven A. Wilson, Inc.

Property Owner: Steven A. Wilson, Inc.

Address: 739 Keystone Way
Carmel, Indiana 46032

Property Address: North side of 156th Street
approximately 1,350' West of Spring Mill Road.

Phone: (317) 846-2555

Phone: ()

E-mail: sawbuilder@aol.com

E-mail:

Contact Name: Steven A. Wilson

Contractor-Installer: N/A

Address: 739 Keystone Way, Carmel, IN 46032

Address:

Phone: (317) 846-2555

Phone: ()

E-mail: sawbuilder@aol.com

E-mail:

Purpose of Non-enforcement: Residential Subdivision

Reduced to: 15 feet on both side of Drain.

If Utility, how many feet is line paralleling drain:

Plan Project / Job Number: Wilshire, Section 1 / 46149SAW

Project Location: North side of 156th Street approximately 1,350' West of Springmill Road

Engineering Firm: Brian K. Robinson - Stoepfelwerth & Associates, Inc.

Address: 7965 East 106th Street, Fishers, Indiana 46038

Phone: (317) 570-4763

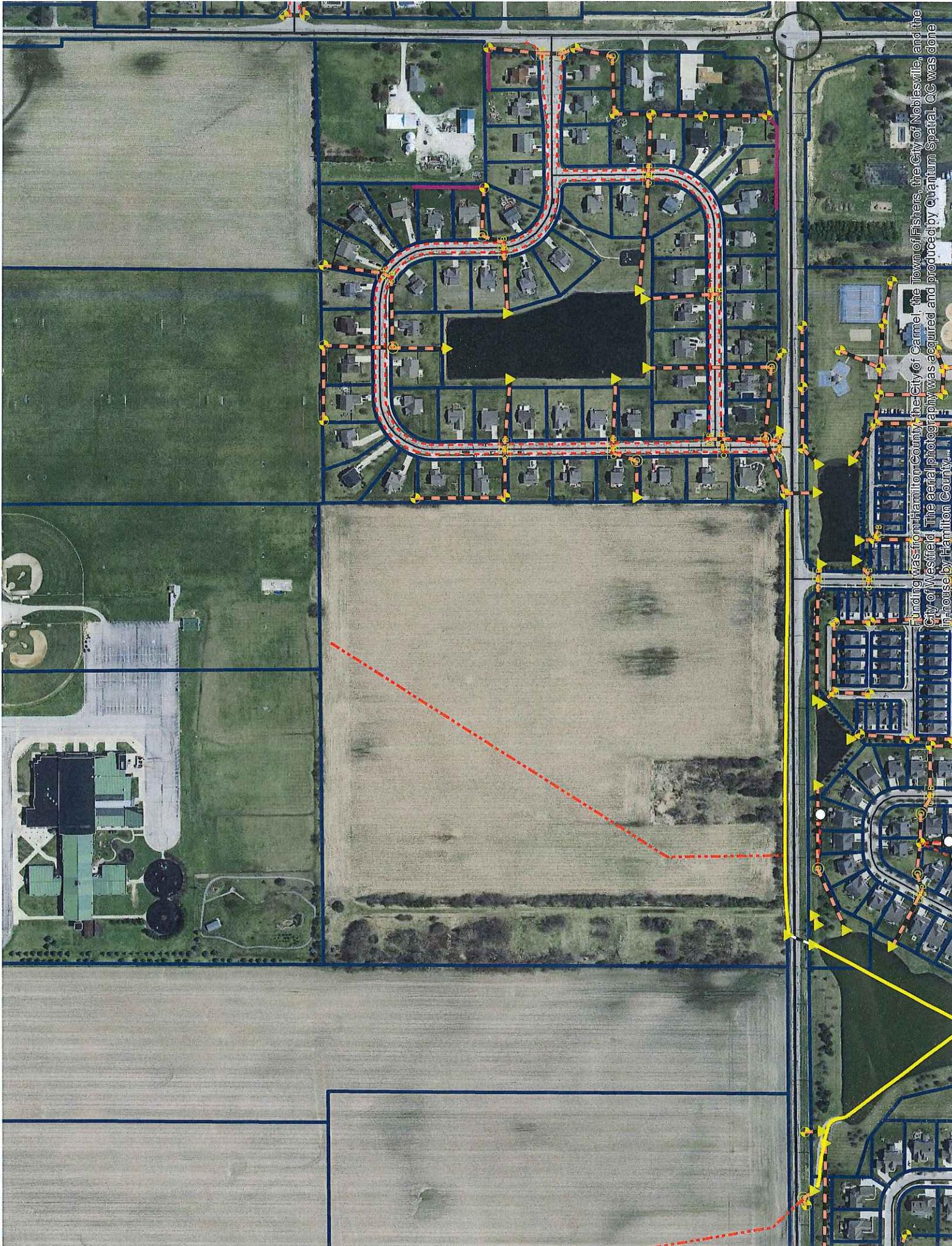
E-mail: brobinson@stoepfelwerth.com

****For Office Use Only****
Permit # Project # Check # 1532 \$100.00

SAW Development, LLC

SURWE 2016-00023

7/22/16



Funding was from Hamilton County, the City of Carmel, the Town of Fishers, the City of Noblesville, and the City of Westfield. The aerial photography was acquired and produced by Quantum Spatial. QC was done in-house by Hamilton County.