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August 27, 2013

To: Hamilton County Drainage Board

Re: Clara Knotts Drain, College Hills/Parkwood Crossing East Assessment Area

Attached is a drain map, drainage shed map and schedule of assessments for maintenance for the Clara Knotts Drain. This watershed area to be assessed is located in Clay Township at College Avenue and 96<sup>th</sup> Street.

At this time I recommend to the Board that the area between the eastern edge of Parkwood Crossing East on the east and College Avenue on the west, from 96<sup>th</sup> Street on the south, and I-465 on the north be assessed to Clara Knotts Drain. This area is comprised mainly of commercial tracts. These tracts drain into the Parkwood Crossing Arm or the 96<sup>th</sup> and College Reconstruction Arm of the Clara Knotts Drain.

I have reviewed the plans and drain map and believe, as set out in IC 36-9-27-69(b) (1) that all tracts within the drainage shed of the Clara Knotts Drain will benefit. The following maintenance assessments have been adopted by the Board:

1. Maintenance assessment for roads and streets be set at \$10.00 per acre.
2. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$10.00 per acre with a \$75.00 minimum.
4. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the City of Westfield or City of Carmel) shall be set at \$35.00 per lot - \$35.00 minimum. Commons areas within subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the City of Westfield or City of Carmel) shall be set at \$5.00 per acre with a \$35.00 minimum.

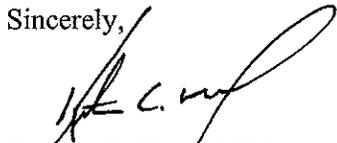
5. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$10.00 per acre with a \$65.00 minimum. Common areas within regulated drain subdivisions shall be set at \$10.00 per acre with a \$65.00 minimum.

The annual maintenance collection for this area of the Clara Knotts Drainage Shed will be \$1,208.80. Collections for the proposed assessment will begin in May 2014.

The above rates were established for the Clara Knotts Drain per my report dated July 6, 2009. Hearing for this report was heard on August 24, 2009, at which time the Board approved the rates of assessment (See Hamilton County Drainage Board Minutes Book 12, Pages 180 to 185).

I recommend that the Board set a hearing for this proposed maintenance for October 28, 2013.

Sincerely,



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

**Clara Knotts Drain #210**

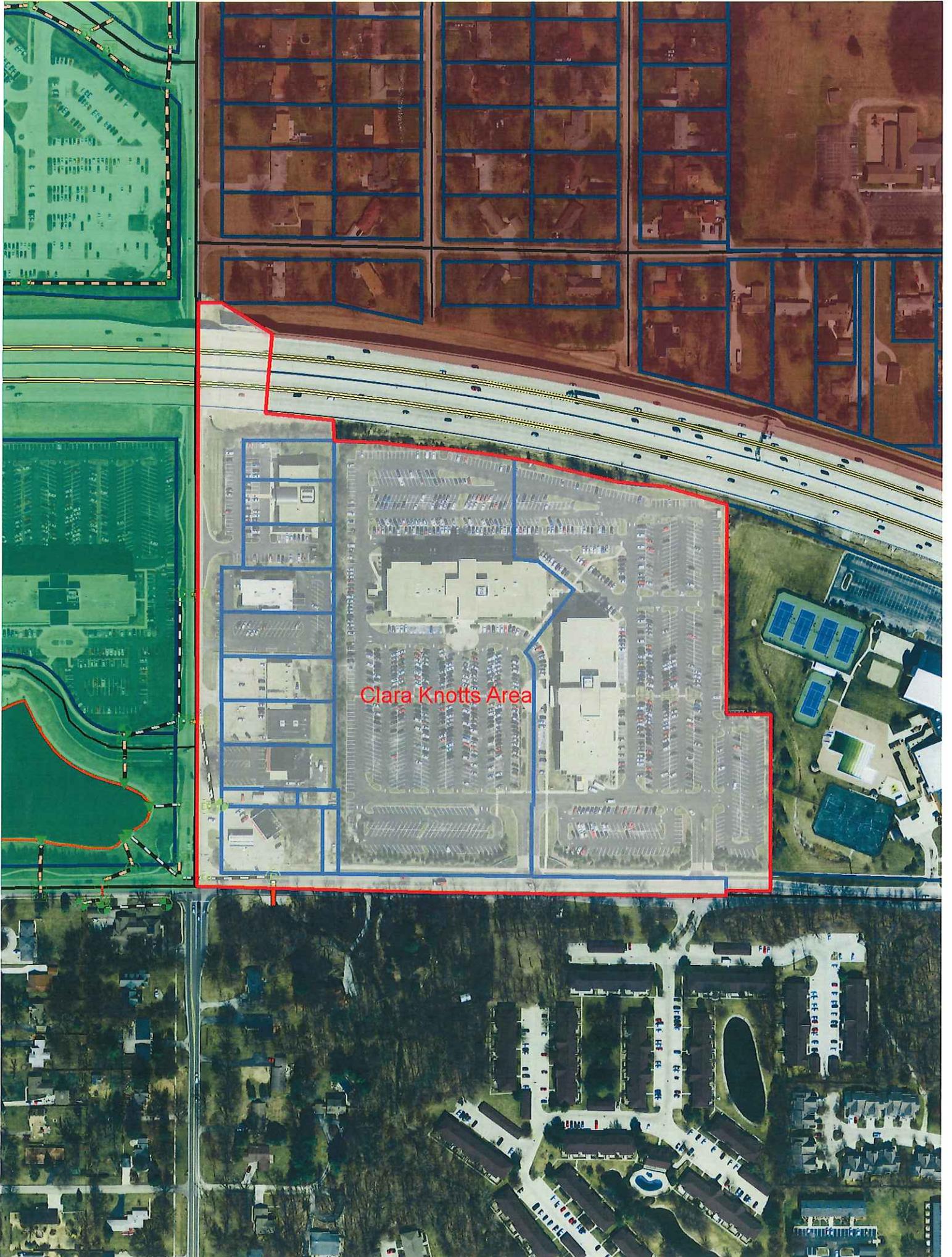
College Hills/Parkwood Crossing East Asmt Area

Hearing: 10/28/13

Parcel	Owner	Desc	Rate	Ben	Asmt	% of Total
17-13-12-00-00-013.001	Duke Realty Limited Partnership	S12 T17 R3 9.85Ac	Commercial	9.85	\$98.50	8.15%
17-13-12-00-00-013.002	Duke Realty Limited Partnership	S12 T17 R3 9.72Ac	Commercial	9.72	\$97.20	8.04%
17-13-12-03-04-015.000	Muirwood Development III LLC	S12 T17 R3 College Hills Lot Pt 26	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-016.000	VP Pack LLC	S12 T17 R3 College Hills Lot 26,Pt 25	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-017.000	Muirwood Development III LLC	S12 T17 R3 College Hills Lot Pt 26	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-018.000	Muirwood Development III LLC	S12 T17 R3 College Hills Lot Pt 25	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-019.000	Muirwood Development III LLC	S12 T17 R3 College Hills Lot 24	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-020.000	Harrigan Enterprises	S12 T17 R3 College Hills Lot 23	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-021.000	Harrigan Enterprises Inc	S12 T17 R3 College Hills Lot 22	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-022.000	Muirwood Development LLC	S12 T17 R3 College Hills Lot 21	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-023.000	Muirwood Development LLC	S12 T17 R3 College Hills Lot 20	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-024.000	Roland Investments LLC	S12 T17 R3 College Hills Lot 19	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-025.000	Roland Investments LLC	S12 T17 R3 College Hills Lot 18	Commercial	One Lot	\$75.00	6.20%
17-13-12-03-04-026.000	Roland Investments LLC	S12 T17 R3 College Hills Lot 17	Commercial	One Lot	\$75.00	6.20%
99-99-99-99-99-999.002	Indiana Department Of Transportation	S12 T17 R3 I-465, 3.57 Ac	Road	3.57	\$35.70	2.95%
99-99-99-99-99-999.005	City Of Carmel	S12 T17 R3 96th & College, 7.74 Ac	Road	7.74	\$77.40	6.40%
Parcels: 16				30.88	\$1208.80	100%
				12 lots		

Proposed Clara Knotts Shed - College Hills/Parkwood East Area Roads

Shed	Entity	Type	Road_Name	Area_Ac	X3
CLARA KNOTTS #210	INDOT	INTERSTATE	I-465	1.19	3.57
CLARA KNOTTS #210	CARMEL	MAJOR ROAD	E 96TH ST	1.01	3.03
CLARA KNOTTS #210	CARMEL	MAJOR ROAD	COLLEGE AVE	1.57	4.71
			TOTAL	2.58	7.74



Clara Knotts Area

# Proposed Clara Knotts Shed #210

## College Hills/Parkwood East Assessment Area

