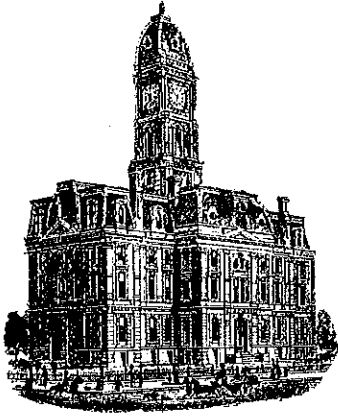


KW



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 4, 2017

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Woodside at West Clay Arm

Attached is a petition filed by SNAP II Properties, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Woodside at West Clay Arm, Williams Creek Drain to be located in Clay 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 | 678 ft. | 30" RCP | 213 ft. |
| 15" RCP | 924 ft. | 36" RCP | 182 ft. |
| 18" RCP | 599 ft. | 6" SSD | 7,263 ft. |
| 24" RCP | 395 ft. | Open Ditch | 750 ft. |

The total length of the drain will be 11,004 feet.

The length of open ditch shown above is the straight line distance between inlets into Lake #1 (Str. 401, 406 and 425) and the outlet of Lake #1 (Str. 400).

The detention basin (Lake 1) located in Common Area #2 is not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the detention basin (Lake 1) such as sediment removal and erosion control along the banks, mowing, aquatic vegetation maintenance and control, and anything required per the Storm Water Quality Maintenance and Operations Manual will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs, those main lines in front/rear yards, and those in common areas. Only the main SSD lines as described below, 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 portions of the SSD which will be regulated and maintained are as follows:

Curbline SSD in Streets:

Azteca Lane
Soundview Place
Woodside Drive
Woodside Avenue

Front/Rear Yard SSDs:

Rear yard lots 1 to 3 from Str. 405 to Str. 405A
Rear yard lots 4 to 8 from Str. 405A to Str. 414
Rear yard lots 9 to 11 from Str. 414 to Str. 415
Rear yard lots 12 to 14 from Str. 415 north to riser
Rear yard lots 15 to 17 from Str. 416 north to riser
Rear yard lots 18 to 22 from Str. 428 west to riser
Rear yard lots 23 & 24 from Str. 428 to Str. 427
Rear yard lots 25 to 27 from Str. 427 to Str. 426
Rear yard lots 27 & 28 from Str. 426 south to riser
Rear yard lots 29 & 30 from Str. 407 east to riser
Rear yard lots 31 & 32 from Str. 407 west to riser
Rear yard lots 37 & 38 from Str. 411 north to riser
Rear yard lots 39 & 40 from Str. 411 south to riser

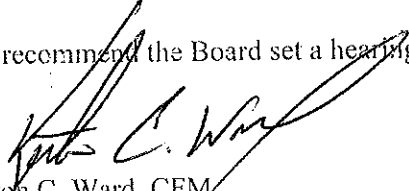
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$2,892.80.

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 request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Woodside at West Clay as recorded in the office of the Hamilton County Recorder.


I recommend the Board set a hearing for this proposed drain for October 23, 2017.


Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

RECORDED OWNER(S) OF LAND INVOLVED



Signed

SNAP II Properties, LLC by Nick Churchill

Printed Name

May 17, 2017

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FILED

MAY 31 2017

OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

At the request of SNAP II Properties, LLC The Hamilton County Drainage Board considered the extent of the drainage easement on the Elliot Creek Drain in the Woodside at West Clay 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 Records Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:

Nick Churchill

SNAP II Properties, LLC

APPLICANT

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-807-0021

Williams Creek #315, Elliot Creek Arm

Woodside at West Clay

SUBNE-2017-00021

The total length of this section will be 11,004'.

Hearing: 10/23/17

| Parcel | Owner | Description | Rate | Benefit | MntAsmt | Percent |
|------------------------|--|---|-------------------|---------|------------|---------|
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 1 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 2 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 3 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 4 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 5 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 6 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 7 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 8 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 9 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 10 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 11 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 12 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 13 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 14 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 15 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 16 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 17 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 18 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 19 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 20 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 21 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 22 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 23 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 24 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 25 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 26 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 27 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 28 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
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| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 32 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 33 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 34 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 35 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 36 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 37 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 38 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay Lot 39 | Regulated Subd. | One Lot | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay CA 1, 0.14Ac | Regulated Subd. | 0.14 | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay CA 2, 2.95Ac | Regulated Subd. | 2.95 | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay CA 3, 3.78Ac | Regulated Subd. | 3.78 | \$ 65.00 | 2.25% |
| Not assigned yet. | SNAP II Properties, LLC | S21 T18 R3 Woodside at West Clay CA 4, 0.07Ac | Regulated Subd. | 0.07 | \$ 65.00 | 2.25% |
| 99-99-99-99-99-999.005 | City Of Carmel, Dept. of Administration | S21 T18 R3 Woodside at West Clay-Roads | Road | 9.78 | \$ 97.80 | 3.38% |
| Parcels: 44 | Azteca Ln, Woodside Dr & Ave, Soundview Pl, 136th St | | Totals: 39 lots & | 16.72 | \$2,892.80 | 100.00% |

