

K. Ward

SURVEYOR'S OFFICE

# Hamilton County

Kenton C. Ward, CFM  
 Surveyor of Hamilton County  
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Suite 188  
 One Hamilton County Square  
 Noblesville, Indiana 46060-2230

April 25, 2018

To: Hamilton County Drainage Board

Re: Long Branch Drain, Waterfront of West Clay Section 2C Arm

Attached is a petition filed by Paul Shoopman Home Building Group, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Waterfront of West Clay Section 2C Arm, Long Branch 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	300 ft.	15" RCP	227 ft.
18" RCP	269 ft.	6" SSD	2,055 ft.

The total length of the drain will be 2,851 feet.

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:

- Prairie Falcon Drive
- Eagleridge Lane
- West Road loop around Block A

Rear Yard SSDs:

- Rear yard lots 156 to 158 from Str. 3007 running west to riser
- Rear yard lot 72 from Str. 3007 to Str. 3005
- Rear yard lots 70 to 71 from main line SSD running west to riser
- Rear yard lots 67 to 69 and side yard lot 71 from Str. 3005 running south to riser

The temporary swales shown on the development plan on Sheet C300 of the plans at lots 67 and 72 are not included as part of the regulated drain. These will be replaced with storm sewer at the time the future section is developed.

The lots in this subdivision were originally platted as part of Sanctuary at 116<sup>th</sup> Street Section 2. However, due to the recession and changes in the developers of this subdivision it was not platted as per the assessment roll from the report approved in 2008. The original hearing for Long Branch Drain, Sanctuary at 116<sup>th</sup> Street Section 2, Lots 42 thru 84 & Blocks H thru L was held on January 28, 2008. On March 26, 2009, Lots 42-45 & 83-84 & Block M were platted. On October 6, 2017, Lots 42-45 were replatted as Waterfront of West Clay. In 2018, Lots 73-82 & Blocks A-B, will be platted as Sanctuary at 116<sup>th</sup> Street Section 2B. In this section, Lots 48-62 & Blocks A-D are proposed to be platted as Waterfront of West Clay Section 2C. After all this takes place, any remaining lots on the original Section 2 assessment roll should be removed and will be included in the future as part of a new hearing for Waterfront of West Clay, in the configuration and layout as proposed in those construction plans and secondary plat.

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 \$1,258.40.

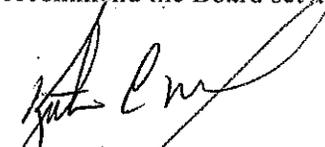
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Lexon Insurance Company  
Date: March 14, 2018  
Number: 1133427  
For: Storm Sewers & Sub-Surface Drains  
Amount: \$105,619.20

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 Waterfront of West Clay Section 2C as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for June 25, 2018.



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pil

**Long Branch Drain #331**

Waterfront of West Clay Sec. 2C fka Sanctuary at 116th Street Sec. 2

SUBNE-2018-00003

This subdivision has 2,851' of drain.

To be platted from part of 17-09-31-00-00-027.000 & 026.101

Hearing: **06-25-18**

Rate per Acre: 10.00  
 Rate per Lot: 65.00  
 Minimum: 65.00  
 Roads 10.00

Parcel	Owner	Description1	Description 2	Acres	MntAsmt	MntPer
99-99-99-99-99-999.005	City Of Carmel	S31 T18 R 3 Eagle Ridge Ln, Prairie Falcon Dr	Roads	2.34	\$23.40	1.86%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 48	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 49	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 50	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 51	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 52	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 53	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 54	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 55	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 56	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 57	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 58	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 59	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 60	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 61	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Lot 62	Regulated Subd.	One Lot	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Blk A	Regulated Subd.	0.04	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Blk B	Regulated Subd.	0.14	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Blk C	Regulated Subd.	0.52	\$65.00	5.17%
Not assigned yet.	Waterfront Homes	S31 T18 R 3 Waterfront of West Clay Sec. 2C Blk D	Regulated Subd.	0.12	\$65.00	5.17%
Total: 15 lots &				3.16	\$1,258.40	100.0%



**NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS**

\*\*\*FOR RECORDER'S OFFICE USE ONLY\*\*\*

FILED

MAR 19 2018

STATE OF INDIANA )

BEFORE THE HAMILTON

COUNTY OF HAMILTON )

COUNTY DRAINAGE BOARD

OFFICE OF HAMILTON COUNTY SURVEYOR

At the request of Paul Shoopman Home Building Group The Hamilton County Drainage Board considered the extent of the drainage easement on the Long Branch Shed Drain in the Waterfront of West Clay - Section 2C 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:

APPLICANT

Paul Shoopman

PRINTED NAME

Paul Shoopman

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

SUBMIT - 2018-0003

Adobe PDF Fillable Form

