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August 3, 2018

To: Hamilton County Drainage Board

Re: Sly Run Drain – Beals and Cox Arm – Northpoint Off-site Reconstruction

Attached is a petition and plans for the proposed relocation and reconstruction of part of the Beals and Cox Arm of the Beals and Cox Drain. The relocation and reconstruction is being proposed by CalAtlantic (Lennar) Homes of Indiana, Inc. Also petitioning are Chris White, the Northpoint Developer, and Alice Drexler and Phyllis Lay. The proposal is to relocate and reconstruct the original tile as an open ditch and RCP, to provide a deeper outlet with more capacity to the watershed area for current and future development.

This line will consist of the following:

1,070 feet of Open Ditch  
60 feet of 15" HDPE

145 feet of 27" RCP

The total length of the new pipe and open drain shall be 1,275 feet. The 1,050 feet of the original drain between Sta. 15+70 and Sta. 26+20 of the original 1909 description shall be vacated. This proposal will add a total of 225 feet to the Beals and Cox Arm of the Sly Run Drain's total length.

The open ditch listed above starts at the current terminus of the tile into the headwaters of the open ditch and follow the general location of the tile upstream towards Grassy Branch Road ending at Structure 805. The RCP pipe between Structure 803, 804 and 805 will be from the new headwaters of the open ditch across Grassy Branch Road to the main outlet point for Northpoint Mixed Use Development (formerly Aurora) to the Beals and Cox Arm. The HDPE is the temporary connections of the original tile at Sat. 15+70 back to the open ditch at or near Structure 805 until further reconstruction of the tile takes place with additional development of Northpoint. This is as shown on pages C201, C201A, C203, and C602 of the plans for Coventry Section 1A, by Stoepfelwerth and Associates, Inc., with job number 55285CAL-S1, and dated December 1, 2017.

The cost of the relocation is to be paid by CalAtlantic (Lennar) Homes of Indiana, Inc.

The petitioner has submitted surety as follows:

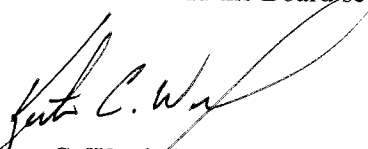
Bonding Company – Hartford Fire Insurance Company  
Bond No. – 72BSBHX2090  
Bond Date – June 4<sup>th</sup>, 2018  
Bond Amount - \$87,837.00

The reconstruction will be located on or affect the regulated drain easement on the following parcels:

<u>Parcel Number</u>	<u>Owner</u>
09-06-19-00-00-004.402	Amazon Westfield, LLC
08-06-17-00-00-007.000	Alice E Drexler and Phyllis Jean Lay
08-06-20-00-00-021.000	DCA Land Indiana, LLC
Grassy Branch Road ROW	City of Westfield
Grassy Branch Road ROW	Hamilton County Highway Department

The easement for this drain shall be set at statutory 75' each way of the top of bank or center line of tile, as described in Indiana Code 36-9-27-33, but can be reduced in the future with platting of the land for development.

I recommend the Board set a hearing for this petition for September 24, 2018.

  
Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/plk

**Sly Run, Beals & Cox Arm, Northpoint Off-site Reconstruction**

Relocating & reconstructing. Coventry Subd to outlet to new drain.

The new pipe & open drain to be 1,275'.

The 1,050' of original drain between Sta. 15+70 to 26+20 to be vacated.

This will add 225' to the overall length.

\*Cost of relocation to be paid by CalAtlantic Homes (Lennar).

\*No change in current maintenance assessment.

Will add a 75' easement on both side of the top of bank or center line of tile.

Hearing: 09-24-18.

Parcel	Owner	Description1	Rate	Acres Benefited	RecAsmt	MntAsmt	MntPer
09-06-19-00-00-004.402	Amazon Westfield LLC	S19 T19 R4 5.04 Ac	Residential/Ag	*	*	*	*
08-06-17-00-00-007.000	Drexler, Alice E & Phyllis Jean Lay tc	S17 T19 R4 79.15 Ac	Residential/Ag	*	*	*	*
08-06-20-00-00-021.000	DCA Land Indiana LLC	S20 T19 R4 43.30 Ac	Commercial	*	*	*	*
99-99-99-99-99-999.010	City of Westfield	S19 & 20 T19 R4 Grassy Branch Rd.	Roads	*	*	*	*
99-99-99-99-99-999.001	Hamilton Co. Highway	S19 & 20 T19 R4 Grassy Branch Rd.	Roads	*	*	*	*
09-06-19-00-01-001.204	CalAtlantic Homes of Indiana Inc.	S19 T19 R4, Future Coventry Subd.	Residential/Ag	*	*	*	100%



WESTFIELD

HAMILTON COUNTY DRAINAGE BOARD  
NOBLESVILLE, INDIANA

FILED

FEB 08 2018

OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: Coventry, Section 1A )  
Hamilton County, Indiana )

PETITION FOR RELOCATION AND RECONSTRUCTION

CalAtlantic Homes of Indiana, Inc. (hereinafter "Petitioner"),  
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a  
section of the Sly Run Regulated Drain, and in support of  
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Sly Run Regulated  
Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains,  
sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and  
reconstruction of a portion of the Sly Run Regulated Drain, as  
specifically shown on engineering plans and specifications filed with the Hamilton  
County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at  
the sole expense of the Petitioner and such work will result in substantial improvement to  
the Sly Run Regulated Drain, without cost to other property owners  
on the watershed of the Sly Run Regulated Drain.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County  
Drainage Board authorizing relocation and reconstruction of the Sly Run Regulated  
Drain, in conformance with applicable law and plans and specifications on file with the Hamilton  
County Surveyor.

  
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Signed

Keith Lash

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Printed