



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

February 20, 2019

To: Hamilton County Drainage Board

Re: Long Branch Drain, Waterfront of West Clay Section 5A 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 5A 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:

15" RCP	136 ft.	24" RCP	212 ft.
18" RCP	130 ft.	6" SSD	1,264 ft.
21" RCP	314 ft.		

The total length of the drain will be 2,056 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
 Stone Lake Drive

Rear Yard SSDs:
 No rear yard SSDs

The retention pond (existing lake located in Common Area Block "E") is not to be considered part of the regulated drain. The maintenance of the pond shall include the inlet and outlet as part of the regulated drain. The maintenance of the pond shall include the inlet and outlet as part of the regulated drain. The

maintenance of the pond including but not limited to sediment removal, erosion control along the banks, mowing and aquatic vegetation control will be the responsibility of the Homeowners Association and/or owner of record. The Board will also retain jurisdiction to enforce the storage volume for which the pond (existing lake) was designed will be retained, thereby, allowing no fill or easement encroachments. In the event the Homeowners Association or owner, in the sole discretion of the Board, fails to adequately maintain the flood compensatory area, after 30 days written notice to the owner of record, the Board may perform the required maintenance and assess the cost thereof to the owner of record as a special assessment.

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 \$946.80.

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: Bond Safeguard Insurance Company
Date: September 20, 2018
Number: 5053193
For: Storm Sewers & Sub-Surface Drains
Amount: \$66,681.00

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 5A as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for April 22, 2019.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Long Branch Drain #331

Waterfront of West Clay Sec. 5A
SUBNE-2019-00002

This subdivision has 2,056' of drain.

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

Hearing: 04/22/19

Maintenance
Regulated Subd.
Roads

Rate
\$10.00
\$10.00

Minimum
\$65.00

Parcel	Description1	Description 2	Acres	MntAsmt	MntPer
99-99-99-99-99-999.005	S31 T18 R 3 Prairie Falcon Dr, Stone Lake Dr	Roads	2.79	\$27.90	2.95%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 54	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 55	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 56	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 57	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 58	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 59	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 60	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 61	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 62	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 63	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 64	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 65	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Lot 66	Regulated Subd.	One Lot	\$65.00	6.87%
Not assigned yet.	S31 T18 R 3 Waterfront of West Clay Sec. 5A Blk E, 7.39Ac	Regulated Subd.	7.39	\$73.90	7.81%
Parcels: 15		Totals: 13 lots &	10.18	\$946.80	100.0%



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

FILED

FEB 19 2019

OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

At the request of Paul Shoopman Home Bldg Group, Inc. 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 5-A 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:

APPLICANT

Paul Shoopman
PRINTED NAME

Handwritten signature and number 2019-0002

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

Adobe PDF Ffillable Form

SUBNE - 2019 - 00002

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

FEB 19 2019

OFFICE OF HAMILTON COUNTY SURVEYOR

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of Waterfront of West Clay Subdivision, Section
5-A Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Waterfront of West Clay - Sect. 5-A, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

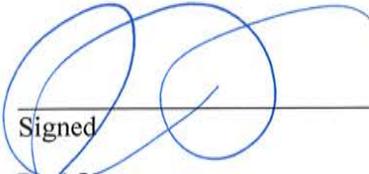
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

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

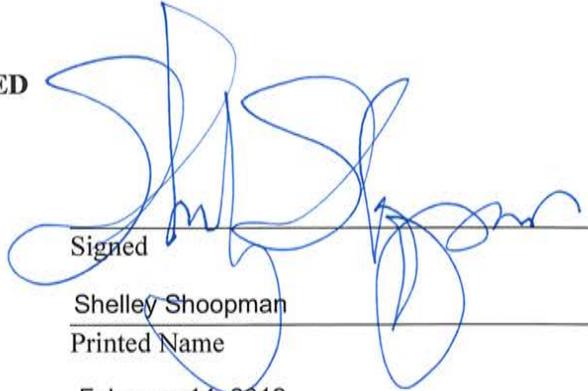
RECORDED OWNER(S) OF LAND INVOLVED



Signed
Paul Shoopman

Printed Name
February 14, 2019

Date



Signed
Shelley Shoopman

Printed Name
February 14, 2019

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

