



SURVEYOR'S OFFICE

Hamilton County

June 29, 2015

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

To: Hamilton County Drainage Board

Re: Long Branch Drain, Lakes at Towne Road III Arm

Attached is a petition filed by Paul Shoopman Homebuilding Group, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Lakes at Towne Road III 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	504 ft.	24" RCP	415 ft.
15" RCP	385 ft.	27" RCP	361 ft.
18" RCP	330 ft.	6" SSD	4,274 ft.

The total length of the drain will be 6,269 feet.

The retention pond (lake) located in Common Area C is not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention pond (lake) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control 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 and those main lines in rear yards. 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:

Lost Creek Lane
 Alexandra Drive

Rear Yard SSDs:

Rear yard lots 1 to 4 from Str. 218 to Str. 204
 Rear yard lots 5 to 6 from Str. 204 to Str. 203A
 Rear yard lots 7 to 8 from Str. 207A to Str. 208

Rear yard lots 9 to 12 from Str. 208 to Str. 211
Common Area B from Str. 211 to riser
Common Area A from Str. 213 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, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$1,017.60.

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

Agent: Lexon Insurance Company
Date: December 30, 2014
Number: 1112651
For: Storm Sewers
Amount: \$133,063.20

Agent: Lexon Insurance Company
Date: December 30, 2014
Number: 1112652
For: Sub-Surface Drains
Amount: \$39,554.00

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 request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Lakes at Towne Road, Section 3 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for August 24, 2015.



Kepton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Long Branch #331, J.W. Brendel Arm

Lakes at Towne Road III

Will add 6,269' of new drain.

SUBNE-2014-00004

To be platted from 17-09-29-00-00-009.000

Hearing: 08/24/15

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 1	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 2	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 3	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 4	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 5	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 6	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 7	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 8	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 9	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 10	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 11	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III Lot 12	Regulated Subd.	One Lot	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III CA A, 1.09 Ac	Regulated Subd.	1.09	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III CA B, 0.61 Ac	Regulated Subd.	0.61	\$ 65.00	6.39%
Not assigned yet.	Indiana Land Development	S29 T18 R3 Lakes at Towne Road III CA C, 2.44 Ac	Regulated Subd.	2.44	\$ 65.00	6.39%
99-99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S29 T18 R3, Alexandra Dr & Lost Creek Ln	Roads	4.26	\$ 42.60	4.19%
				12 lots & 8.40 Ac	\$1,017.60	100.00%

