

SURVEYOR'S OFFICE

# Hamilton County

June 30, 2015

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To: Hamilton County Drainage Board

Re: Long Branch Drain, The Woods at Shelborne, Section 1 Arm

Attached is a petition filed by Pulte Homes of Indiana, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for The Woods at Shelborne, Section 1 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	833 ft.	24" RCP	552 ft.
15" RCP	765 ft.	27" RCP	241 ft.
18" RCP	482 ft.	6" SSD	6,789 ft.

The total length of the drain will be 9,662 feet.

The retention pond (lake #1) located in Common Area C and the existing lake in Common Area A are 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 front/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:

Forrest Hills Way  
 Hill Top Drive

Front/Rear Yard SSDs:

Rear yard lots 86 & 87 from Str. 552 to riser  
 Rear yard lots 87 & 88 from Str. 552 to Str. 511  
 Rear yard lots 89 & 90 from Str. 511 to riser

Rear yard lots 91 & 92 from Str. 514 to riser  
Rear yard lots 93 to 96 from Str. 514 to Str. 516  
Rear yard lots 97 to 102 from Str. 516 to Str. 524  
Front yard lots 84 & 83 from Str. 503 to riser  
Front yard lots 81 & 82 from Str. 505 to riser  
Front yard lots 78 to 80 from Str. 505 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 \$1,992.70.

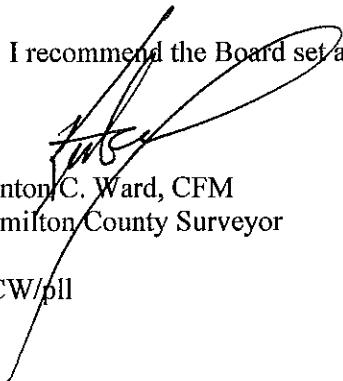
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Westchester Fire Insurance Company  
Date: March 27, 2015  
Number: K08446349  
For: Storm Sewers & Sub-Surface Drains  
Amount: \$363,172.80

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 The Woods of Shelborne, Section 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 28, 2015.



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

**Long Branch #331**

Woods at Shelborne Sec. 1 Arm

Will add 9,662' of new drain.

SUBNE-2014-00023

To be platted from 17-09-32-00-00-017.000

Hearing: 09/28/15

Parcel	Owner	Description	Rate	Benefit	MintAsmt	Percent
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 78	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 79	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 80	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 81	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 82	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 83	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 84	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 85	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 86	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 87	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 88	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 89	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 90	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 91	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 92	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 93	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 94	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 95	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 96	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 97	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 98	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 99	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 100	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 101	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 Lot 102	Regulated Subd.	One Lot	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 CA A, 4.51 Ac	Regulated Subd.	4.51	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 CA B, 0.68 Ac	Regulated Subd.	0.68	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 CA C, 5.06 Ac	Regulated Subd.	5.06	\$ 65.00	3.26%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 1 CA D, 0.57 Ac	Regulated Subd.	0.57	\$ 65.00	3.26%
99-99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S32 T18 R3 Woods at Shelborne Sec 1-Roads	Roads	10.77	\$ 107.70	5.40%
		25 lots & 21.59 Ac			\$ 1,992.70	100.00%

The Woods at Shelborne, Section 1 & Section 2

