



SURVEYOR'S OFFICE

# Hamilton County

June 30, 2015

*Kenton C. Ward, CFM*  
*Surveyor of Hamilton County*  
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To: Hamilton County Drainage Board

Re: Long Branch Drain, The Woods at Shelborne, Section 2 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 2 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	689 ft.	24" RCP	586 ft.
15" RCP	817 ft.	27" RCP	20 ft.
18" RCP	145 ft.	30" RCP	175 ft.
21" RCP	155 ft.	36" RCP	72 ft.
		6" SSD	6,130 ft.

The total length of the drain will be 8,789 feet.

The retention pond (lake #2) located in Common Area F 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:  
 Forrest Hills Way

Rear Yard SSDs:  
 Rear yard lots 103 & 104 Str. 526 to riser

Forrest Ridge Drive  
Lost Springs Road

Rear yard lots 106 & 107 from riser to outlet  
Rear yard lots 108 & 109 from Str. 540A to riser  
Rear yard lot 110 from Str. 540A to riser  
Rear yard lots 115 & 116 from Str. 547 to riser  
Rear yard lots 113 & 114 from Str. 537 to riser  
Rear yard lot 112 from Str. 533 to Str 537  
Rear yard lot 111 from Str. 533 to Str 534  
Rear yard lots 118 & 119 from Str. 534 to Str 535  
Rear yard lots 119 & 120 from Str. 535 to Str 536  
Rear yard lots 120 & 125 from Str. 536 to Str 544

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 \$1,882.80.

The petitioner has not submitted surety for the proposed drain at this time. Surety shall be submitted prior to the commencement of construction.

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 2 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. 2 Arm  
Will add 8,789' of new drain.

SUBNE-2015-00008

To be platted from 17-09-32-00-00-017.001

Hearing: 09/28/15

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 103	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 104	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 105	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 106	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 107	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 108	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 109	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 110	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 111	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 112	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 113	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 114	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 115	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 116	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 117	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 118	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 119	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 120	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 121	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 122	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 123	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 124	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 Lot 125	Regulated Subd.	One Lot	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 CA E, 0.41 Ac	Regulated Subd.	0.41	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 CA F, 2.26 Ac	Regulated Subd.	2.26	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 CA G, 0.18 Ac	Regulated Subd.	0.18	\$ 65.00	3.57%
Not assigned yet.	Leeds 1, LLC	S32 T18 R3 Woods at Shelborne Sec. 2 CA H, 0.77 Ac	Regulated Subd.	0.77	\$ 65.00	3.57%
99-99-99-99-99-005	City Of Carmel, Dept. of Administration	S32 T18 R3 Woods at Shelborne Sec 2-Roads	Roads	6.78	\$ 67.80	3.72%
			23 lots & 10.40 Ac		\$1,822.80	100.00%

The Woods at Shelborne, Section 1 & Section 2

