

Kew

SURVEYOR'S OFFICE
Hamilton County

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

October 2, 2015

To: Hamilton County Drainage Board

Re: Ream Creek Regulated Drain - Sunrise on the Monon

Attached is a petition, filed by Judy Singleton and Thomas Hinshaw on December 30, 2014, along with drain map, plans, non-enforcement request, and schedule of assessments for the Ream Creek Drainage Area. Ream Creek Drain is 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:

1,897 FT.	Open Ditch.
556 FT.	Open Ditch – Arm 1

The total new length of the drain will be 2,453 feet.

The proposed drain will begin at the south property line of parcel 17-13-12-00-00-003.002, owned by Sunrise on the Monon Apartments, LLC, which is also the current Sta. 0+00 of the Ream Creek Drain. The drain will extend north across parcel 17-13-12-00-00-003.000, owned by Sunrise on the Monon, LLC, to the point it crosses the north property line of parcel 17-13-12-00-00-003.001, owned by Carmel Clay Board of Parks and Recreation. Arm 1 shall begin at the confluence with the main channel and run west in the existing channel to the west property line of parcel 17-13-12-00-00-003.001, owned by Carmel Clay Board of Parks and Recreation, then continue as open drain through the existing pipe under the Monon Trail, to the western property line of parcel 17-13-12-00-00-012.002, owned by the City of Carmel.

The drain is being reconstructed and deepened by the developer of Sunrise on the Monon at my request, as shown on the plans for Sunrise on the Monon – Ream Creek Modifications, designed by Crossroad Engineers, PC., dated November 17, 2014.

I recommend the Drainage Board place this segment of Ream Creek on a maintenance program as set out in IC 36-9-27-38. The nature of the maintenance work which may be required, but not limited to, is as follows:

- a. Removal and /or prevention of brush within the drainage easement by hand, mechanical or spray methods.
- b. ~~Re-excavating of open ditch to original grade line.~~
- c. Installation and/or repair of surface water structure as might be required.
- d. Bank erosion protection and/or seeding as might be required.
- e. Repair of regulated and private tile outlet ends as might be required.
- f. Replacement of broken tile outlet ends as might be required.
- g. Removal of debris and/or blockage from the existing open drain.
- h. Any other repairs necessary to restore the drain to its original intended condition.

The frequency with which maintenance work should be performed annually is as required by the condition of the drain.

I have reviewed the drain map and believe, as set out in IC 36-9-27-69(b) (1) that all tracts within the drainage shed of the Ream Creek Drain will benefit. The following maintenance assessments have been adopted by the Board at its meeting on June 23, 2003, (Minutes Book 7, Pages 79-80).

Maintenance of the remaining drainage facilities within the Sunrise on the Monon subdivision shall be under the City of Carmel.

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 Sunrise on the Monon as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 23, 2015.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

This subdivision has 2,453' of open drain. Maintenance of the remaining drainage facilities to be under the City of Carmel.

*No change in current maintenance assessment until platted. Plat to be assessed the Un-Regulated Subd. Rate.

Sunrise on the Monon Lots 14-37; 63-73, 104-148, CA 4-8, 12-14 & Blk A-B will

be assessed \$5 per acre with a \$35 minimum for a total of \$3,154.66 &

City of Carmel will be assessed 21.84 acres for roads at \$218.40 when platted.

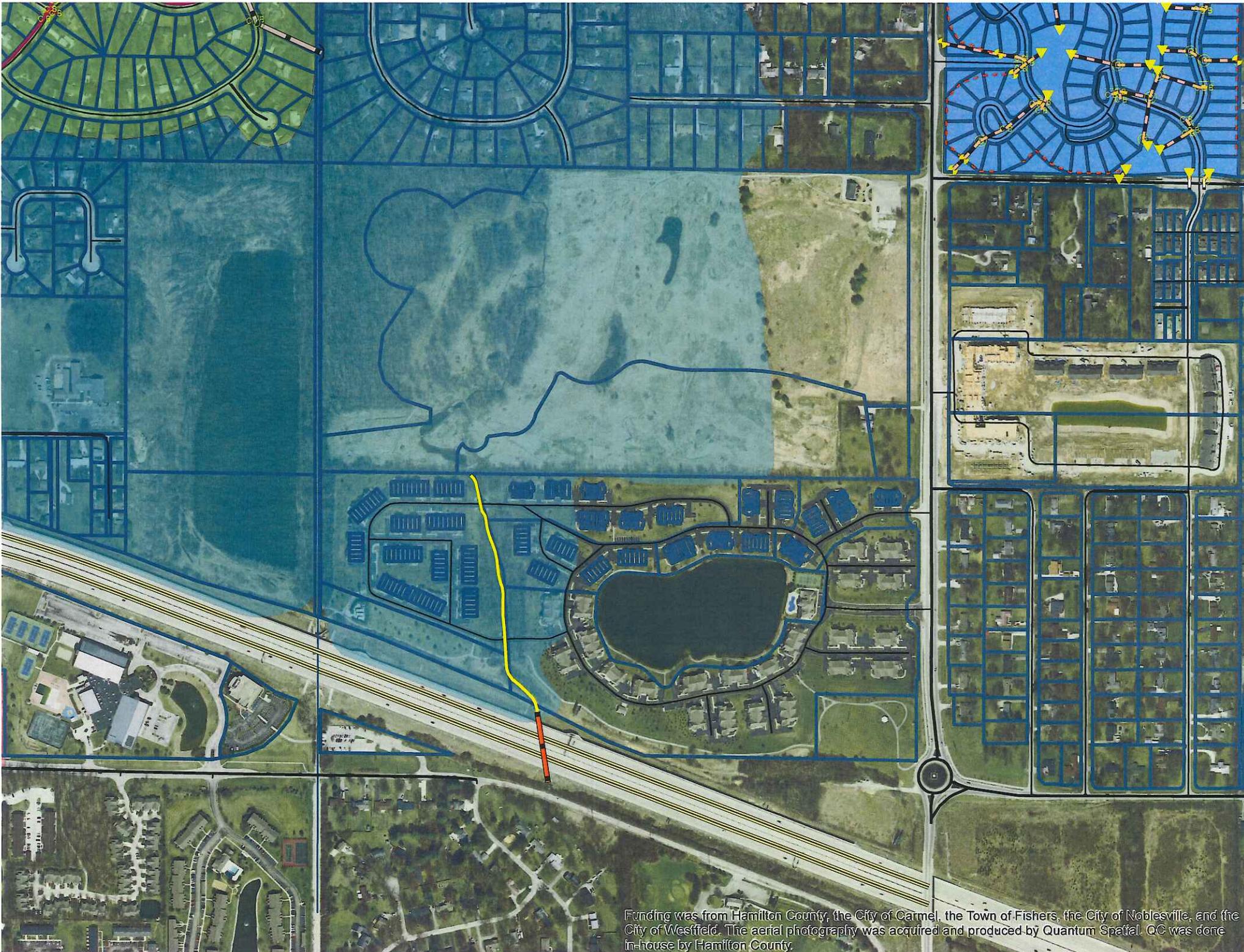
	Rate	Minimum
Un-Regulated Subd	\$ 5.00	\$ 35.00
Roads	\$10.00	

Parcel	Owner	Description	Benefit	MntAsmt
17-13-12-00-00-003.002	Sunrise on the Monon Apartments LLC	S12 T17 R3 15.67 Ac	*	*
17-13-12-00-00-003.000	Sunrise on the Monon LLC	S12 T17 R3 53.24 Ac	*	*
17-13-12-00-00-003.001	Carmel Clay Board of Parks & Recreation	S12 T17 R3 9.75 Ac	*	*
17-13-12-00-00-012.002	City of Carmel	S12 T17 R3 1.45 Ac, Railroad CSX	*	*

Parcels to be assessed after platting.

Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 14	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 15	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 16	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 17	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 18	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 19	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 20	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 21	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 22	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 23	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 24	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 25	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 26	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 27	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 28	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 29	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 30	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 31	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 32	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 33	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 34	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 35	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 36	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 37	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 63	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 64	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 65	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 66	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 67	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 68	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 69	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 70	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 71	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 72	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 73	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 104	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 105	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 106	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 107	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 108	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 109	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 110	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 111	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 112	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 113	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 114	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 115	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 116	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 117	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 118	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 119	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 120	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 121	One Lot	\$ 35.00

Parcel	Owner	Description	Benefit	MntAsmt
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 122	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 123	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 124	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 125	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 126	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 127	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 128	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 129	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 130	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 131	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 132	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 133	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 134	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 135	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 136	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 137	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 138	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 139	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 140	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 141	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 142	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 143	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 144	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 145	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 146	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 147	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Lot 148	One Lot	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 4, 0.21 Ac	0.07	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 5, 1.13 Ac	1.13	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 6, 1.30 Ac	1.30	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 7, 0.83 Ac	0.83	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 8, 0.88 Ac	0.88	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 12, 2.50 Ac	2.50	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 13, 1.61 Ac	1.61	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon CA 14, 0.11 Ac	0.11	\$ 35.00
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Blk A, 15.67 Ac	7.93	\$ 39.66
Not assigned yet.	Old Town Development LLC	S12 T17 R3 Sunrise on the Monon Blk B, 1.98 Ac	1.98	\$ 35.00
99-99-99-99-999.005	City of Carmel	S12 T17 R3 Sunrise on the Monon Roads	21.84	\$ 218.40
		Totals:	40.18	\$3,373.06



Funding was from Hamilton County, the City of Carmel, the Town of Fishers, the City of Noblesville, and the City of Westfield. The aerial photography was acquired and produced by Quantum Spatial. QC was done in-house by Hamilton County.



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