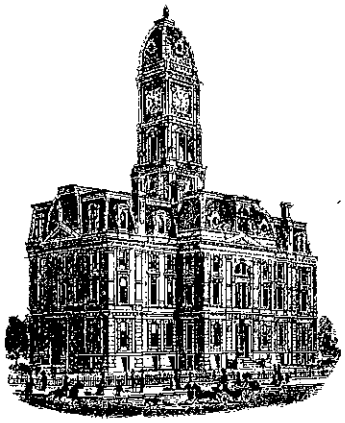


SURVEYOR'S OFFICE

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

June 1, 2016

To: Hamilton County Drainage Board

Re: Isaac Jones Drain, Hortonville-Chatham Hills Arm

Attached is a petition filed by Henke Development Group, along with non-enforcement requests, plans, calculations, quantity summary and assessment roll for the Hortonville – Chatham Hills Arm, Isaac Jones Drain to be located in Washington 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:

24" RCP	1,375 ft.	30" RCP	1,031 ft.
36" RCP	775 ft.	Open Ditch	400 ft.

The total length of the drain will be 3,581 feet.

The lengths of storm sewer to be included as regulated drain are shown on the attached plans for Chatham Hills Section II by American Structurepoint on sheets C301, C302, and C305. Those lengths are from Str. 2606 to Str. 2605, then 2604B, 2604A, 2604, 2602, and 2601. Also from Str. 2011 to Str. 2010, then 2009, 2008, 2007, 2006, and ending at 2005.Also from Str. 2090 to Str. 2089, then 2088, 2087, 2083, 2082, 2081 and ending at 2080. The final leg from Str. 2087 to Str. 2086. The 400 feet of open ditch listed above is from Str. 2011 to Str. 2601 and from Str. 2090 to Str. 2601 through Pond #2000.

The retention ponds (Pond #2000) located in Common Area Block #9 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 ponds (lakes) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control will be the responsibility of the property owner or 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.

This project is a cost share project between the Hamilton County Drainage Board and Henke Development Group, per an agreement discussed by the Board at a meeting on March 14, 2016 (Hamilton County Drainage Board Minutes Book 16, pages 469-471). The Drainage Board cost share is for installation of the pipe lengths listed below and upsizing of a pipe needed for the development but required to be a large size to accommodate the flow through, also included in the footage below.

Per the agreement approved on May 26, 2016, the footages paid by the Board for upsizing and new pipe are from Str. 2090 to Str. 2089, then 2088, 2087, 2083, 2082, 2081, and ending at Str. 2080

Since this is a cost share project with the Drainage Board and that money will not be released until the work is complete, the required bonding for this project is being waived. The installation, inspection, and recorded drawing should be completed before the cost share money is released to Henke Development Group per the agreement with the Drainage Board.

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 Chatham Hills Section 2A and Chatham Hills Section 2B as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for July 25, 2016.

Kenton C. Ward, CFM
Hamilton County Surveyor
KCW/pll

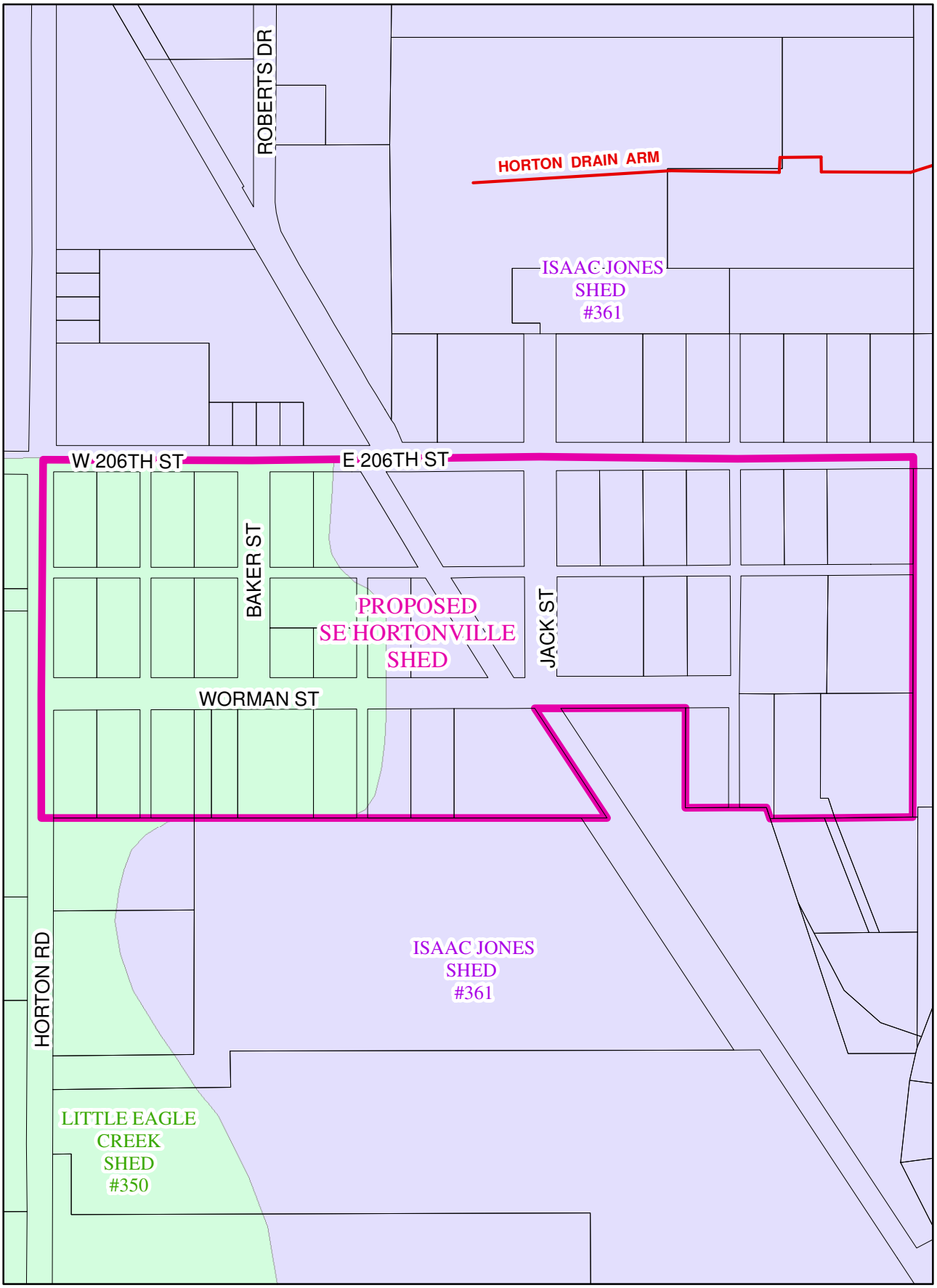
Isaac Jones #361 Hortonville/Chatham Hills Arm

Adding 3581' of drain as an arm to outlet Southeast Hortonville & for drainage of Chatham Hills Sec. 2.
SUBNE-2016-00013=Sec. 2A & SUBNE-2016-00018=Sec. 2B
The developer of Chatham Hills is upsizing the drain for the benefit of Southeast Hortonville at a cost difference of $82,735.
The Southeast Hortonville shed is 37.8% in Little Eagle Creek #350 shed & 62.2% in Isaac Jones #361 shed.
The developer will be paid $31,273.83 from LEC #350 & $51,461.17 from Jones #361 for the cost difference when work is complete.
*No change in current maintenance assessment. Reconstruction to be paid by developer with cost share from Little Eagle Creek & Isaac Jones drain funds.
Reconstuction hearing: July 25, 2016

Parcel	Owner	Desc	Rate	Ben	Mnt Asmt	Rec Asmt	% of Total
08-05-23-01-02-012.000	Amend, Debra L & Fred A	S23 T19 R3 Horton Baker Lot Pt 7 Blk 2	Residential/Ag	0.12	*	*	0.22%
08-05-23-01-02-013.000	Amend, Debra L & Fred A	S23 T19 R3 Horton Baker Lot Pt 8 Blk 2	Residential/Ag	0.12	*	*	0.22%
08-05-23-01-04-001.000	Anderson, Walter L & Patricia A	S23 T19 R3 Horton Baker Lot 1 Blk 3	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-04-002.000	Anderson, Walter L & Patricia A	S23 T19 R3 Horton Baker Lot 2 Blk 3	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-03-001.000	Anderson, William A	S23 T19 R3 Horton Rogers Lot 8	Residential/Ag	0.22	*	*	0.41%
08-05-23-00-00-011.000	Chatham Hills LLP	S23 T19 R3 1.31 Ac	Residential/Ag	1.31	*	*	2.42%
08-05-23-00-02-007.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Lot E69	Un-Regulated Subd	0.38	*	*	0.70%
08-05-23-00-02-008.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Lot E70	Un-Regulated Subd	0.38	*	*	0.70%
08-05-23-00-02-077.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Lot I3	Un-Regulated Subd	0.34	*	*	0.63%
08-05-23-00-02-079.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Lot I5	Un-Regulated Subd	0.33	*	*	0.61%
08-05-23-00-02-080.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Lot I10	Un-Regulated Subd	0.48	*	*	0.89%
08-05-23-00-02-082.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Lot I12	Un-Regulated Subd	0.54	*	*	1.00%
08-05-23-00-02-095.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Lot I25	Un-Regulated Subd	0.34	*	*	0.63%
08-05-23-00-02-107.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Blk 9, 15.91 Ac	Un-Regulated Subd	15.91	*	*	29.37%
08-05-23-00-02-109.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A Blk 12, 0.11 Ac	Un-Regulated Subd	0.11	*	*	0.20%
08-05-23-00-02-118.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A CA 6, 0.21 Ac	Un-Regulated Subd	0.21	*	*	0.39%
08-05-23-00-02-119.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A, CA Pt 7, 2.43 Ac	Un-Regulated Subd	2.43	*	*	4.49%
08-05-23-00-02-119.001	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A, CA Pt 7, 0.20 Ac	Un-Regulated Subd	0.20	*	*	0.37%
08-05-23-00-02-120.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A. CA 11. 1.03 Ac	Un-Regulated Subd	1.03	*	*	1.90%
08-05-23-00-02-125.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A, CA 16, 1.83 Ac	Un-Regulated Subd	1.83	*	*	3.38%
08-05-23-00-02-130.000	Chatham Hills LLP	S23 T19 R3 Chatham Hills 2A, CA 21, 1.18 Ac	Un-Regulated Subd	1.18	*	*	2.18%
08-05-23-01-03-010.002	Cooper, Shirlee M & Timothy W	S23 T19 R3 0.60Ac	Residential/Ag	0.60	*	*	1.11%
08-05-23-01-02-005.000	Cooper, Timothy W & Shirlee M	S23 T19 R3 Horton Baker Lot 1 Blk 2	Residential/Ag	0.22	*	*	0.41%
08-05-23-01-02-002.000	Curtis, Lyle & Sandra Edwards jtrs	S23 T19 R3 Horton Baker Lot 2 Blk 1	Residential/Ag	0.22	*	*	0.41%
08-05-23-01-03-018.000	Dagon, Jens	S23 T19 R3 0.60Ac	Residential/Ag	0.60	*	*	1.11%
08-05-23-01-02-001.000	Edwards, Curtis & Sandra Lou	S23 T19 R3 Horton Baker Lot 1 Blk 1	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-02-016.000	Edwards, Curtis & Sandra Lou	S23 T19 R3 Horton Baker Lot 7 Blk 1	Residential/Ag	0.23	*	*	0.42%
08-05-23-01-02-017.000	Edwards, Curtis & Sandra Lou	S23 T19 R3 Horton Baker Lot 8 Blk 1	Residential/Ag	0.23	*	*	0.42%
08-05-23-01-02-010.000	Fields, Roy H & Margarette Pauline Keystone Trust	S23 T19 R3 Horton Baker Lot 5 Blk 2	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-02-011.000	Fields, Roy H & Margarette Pauline Keystone Trust	S23 T19 R3 Horton Baker Lot 6 Blk 2	Residential/Ag	0.23	*	*	0.42%
08-05-23-01-03-006.000	Funkhouser, Paul	S23 T19 R3 Horton Rogers Lot 3	Residential/Ag	0.22	*	*	0.41%
08-05-23-01-04-004.000	Gonzalez, Mauricio	S23 T19 R3 Horton Baker Lot Pt 4 Blk 3	Residential/Ag	0.15	*	*	0.28%
08-05-23-01-04-005.000	Gonzalez, Mauricio	S23 T19 R3 Horton Baker Lot 5 Blk 3	Residential/Ag	0.44	*	*	0.81%
08-05-23-01-02-006.000	Habig, Christopher	S23 T19 R3 Horton Baker Lot 2,3 Blk 2	Residential/Ag	0.39	*	*	0.72%
08-05-23-00-02-093.000	Hahn, Toby & Elizabeth	S23 T19 R3 Chatham Hills 2A Lot I23	Un-Regulated Subd	0.40	*	*	0.74%
08-05-23-01-03-005.000	Hair, Jeffrey L & Janet L	S23 T19 R3 Horton Rogers Lot 4	Residential/Ag	0.22	*	*	0.41%
99-99-99-99-99-999.001	Hamilton County Highway Department	206,Horton,Baker,Jack,Worman,Alleys&Abnd RR	Road	10.68	*	*	19.71%

Parcel	Owner	Desc	Rate	Ben	Mnt Asmt	Rec Asmt	% of Total
08-05-23-01-03-002.000	Hodson, Angela R	S23 T19 R3 Horton Rogers Lot 7	Residential/Ag	0.22	*	*	0.41%
08-05-23-01-03-003.000	Hodson, Angela R	S23 T19 R3 Horton Rogers Lot 6	Residential/Ag	0.22	*	*	0.41%
08-05-23-00-02-081.000	Homes by McKenzie Inc.	S23 T19 R3 Chatham Hills 2A Lot I11	Un-Regulated Subd	0.41	*	*	0.76%
08-05-23-00-02-006.000	Horack, Jason & Paige	S23 T19 R3 Chatham Hills 2A Lot E68	Un-Regulated Subd	0.48	*	*	0.89%
08-05-23-01-04-008.000	Kissling, Paul D & Vennia E TC/Rs	S23 T19 R3 Horton Baker Lot 8 Blk 3	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-04-009.000	Kissling, Paul D & Vennia E TC/Rs	S23 T19 R3 Horton Baker Lot 9 Blk 3	Residential/Ag	0.53	*	*	0.98%
08-05-23-01-02-003.000	Kotlas, Linda S	S23 T19 R3 Horton Baker Lot 3 Blk 1	Residential/Ag	0.22	*	*	0.41%
08-05-23-01-02-004.000	Kotlas, Linda S	S23 T19 R3 Horton Baker Lot 4 Blk 1	Residential/Ag	0.22	*	*	0.41%
08-05-23-01-03-004.000	M T Family Limited Ptn	S23 T19 R3 Horton Rogers Lot 5	Residential/Ag	0.22	*	*	0.41%
08-05-23-01-03-016.000	M T Family Limited Ptn	S23 T19 R3 0.25Ac	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-02-014.000	Manders, Karl	S23 T19 R3 Horton Baker Lot 5 Blk 1	Residential/Ag	0.23	*	*	0.42%
08-05-23-00-02-091.000	McCann, Stephanie & Christopher	S23 T19 R3 Chatham Hills 2A Lot I21	Un-Regulated Subd	0.45	*	*	0.83%
08-05-23-01-02-015.000	McCarty, Vaun	S23 T19 R3 Horton Baker Lot 6 Blk 1	Residential/Ag	0.23	*	*	0.42%
08-05-23-00-02-005.000	McDowell, John P & Mary M	S23 T19 R3 Chatham Hills 2A Lot E67	Un-Regulated Subd	0.38	*	*	0.70%
08-05-23-01-03-008.000	Miller, Denise L	S23 T19 R3 Horton Rogers Lot 1,2	Residential/Ag	0.44	*	*	0.81%
08-05-23-00-02-089.000	Peddycord, Chad & Michele	S23 T19 R3 Chatham Hills 2A Lot I19	Un-Regulated Subd	0.36	*	*	0.66%
08-05-23-01-04-007.000	Reedy, William E	S23 T19 R3 Horton Baker Lot 7 Blk 3	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-04-006.000	Reedy, William E, Paul Kissling & Vennia Kissling	S23 T19 R3 Horton Baker Lot 6 Blk 3	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-03-015.001	Rheinheimer, John F Jr	S23 T19 R3 0.23Ac	Residential/Ag	0.23	*	*	0.42%
08-05-23-01-03-010.003	Simpson, Darrin C & Beth	S23 T19 R3 0.27Ac	Residential/Ag	0.27	*	*	0.50%
08-05-23-01-03-010.000	Simpson, Darrin C & Regina B	S23 T19 R3 0.28Ac	Residential/Ag	0.28	*	*	0.52%
08-05-23-01-03-010.004	Simpson, Mervin T	S23 T19 R3 0.55Ac	Residential/Ag	0.55	*	*	1.02%
08-05-23-01-03-010.005	Simpson, Mervin T	S23 T19 R3 0.54Ac	Residential/Ag	0.54	*	*	1.00%
08-05-23-01-04-003.000	Smith, Brandon Lance & Wendi Lee Smith	S23 T19 R3 Horton Baker Lot 3 Blk 3	Residential/Ag	0.25	*	*	0.46%
08-05-23-01-04-004.001	Smith, Brandon Lance & Wendi Lee Smith	S23 T19 R3 Horton Baker Lot Pt 4 Blk 3	Residential/Ag	0.10	*	*	0.18%
08-05-23-01-02-009.000	St Louis, Dale A	S23 T19 R3 0.23Ac	Residential/Ag	0.23	*	*	0.42%
08-05-23-01-02-008.000	St Louis, Kathleen	S23 T19 R3 Horton Rogers Lot 9,10	Residential/Ag	0.56	*	*	1.03%
08-05-23-00-02-078.000	Sulkowski, James L & Maureen A	S23 T19 R3 Chatham Hills 2A Lot I4	Un-Regulated Subd	0.46	*	*	0.85%
08-05-23-01-02-012.001	Taylor, Bruce D	S23 T19 R3 Horton Baker Lot Pt 7,Pt 8 Blk 2	Residential/Ag	0.23	*	*	0.42%
99-99-99-99-99-999.010	Town Of Westfield	Worman St S23 T19 R3	Road	0.93	*	*	1.72%
08-05-23-01-03-017.000	Whited, Clifton M	S23 T19 R3 0.25Ac	Residential/Ag	0.25	*	*	0.46%
08-05-23-00-02-004.000	Williams, Brian & Laura M	S23 T19 R3 Chatham Hills 2A Lot E66	Un-Regulated Subd	0.40	*	*	0.74%
Parcels: 69			Total:	54.18			100.0%

Proposed SE Hortonville Shed

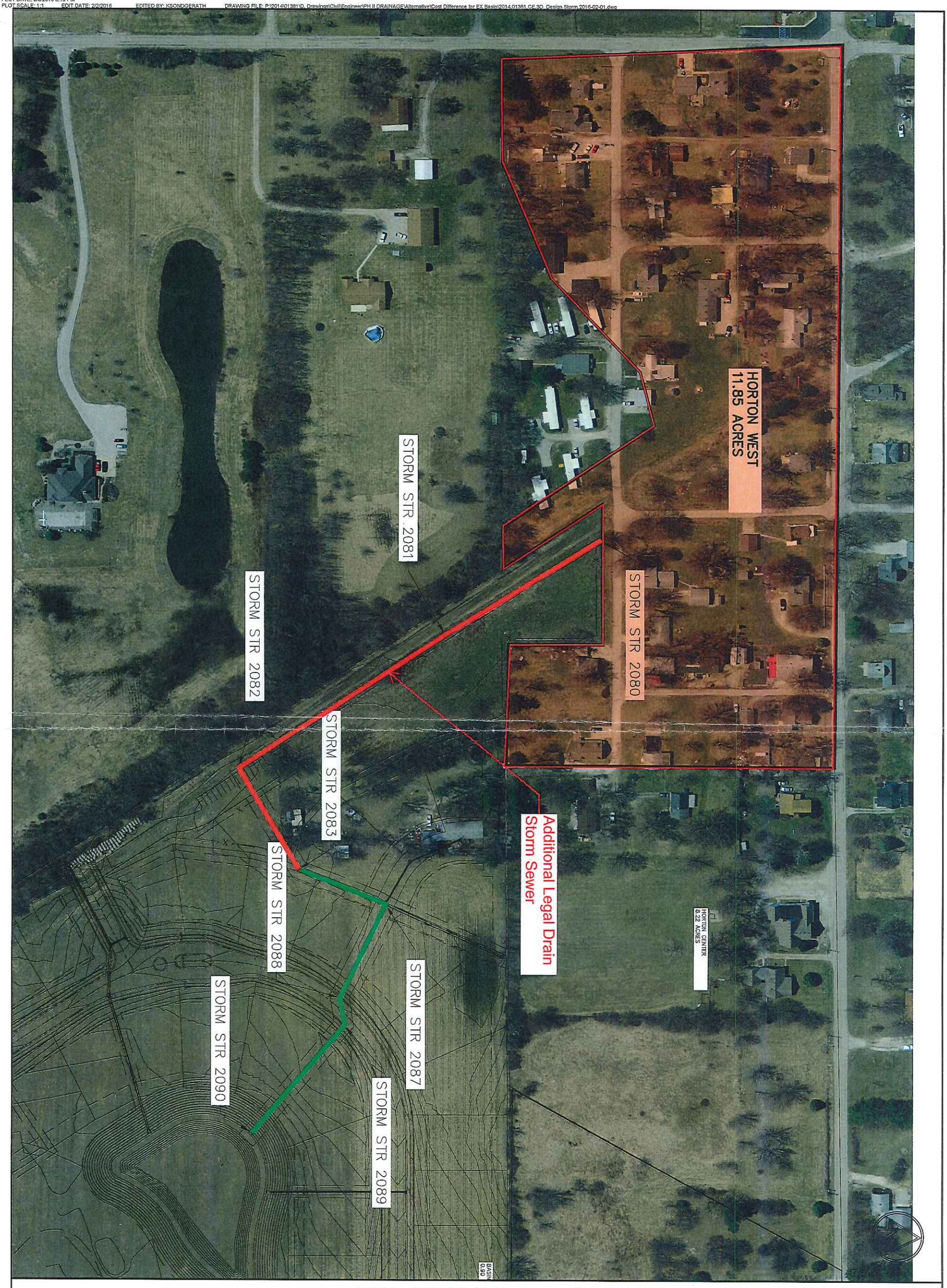


N

No Scale

Printing Date: 3/4/2016
Prepared By: Darren Wilson, GISP
Hamilton County Surveyor's Office
One Hamilton County Square, Ste 188
Noblesville, IN 46060
317-776-8495

PLOT DATE: 2/3/2016 3:18 PM
PLOT SCALE: 1:1 EDIT DATE: 2/2/2016 EDITED BY: KSONDGERATH DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Engineer\PH II DRAINAGE\Alternative\Cost Difference for EX Basin\2014.01381.CE.3D_Design Storm 2016-02-01.dwg



OFF-SITE DRAINAGE

AMERICAN STRUCTUREPOINT INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SCALE:	1" = 150'
DATE:	2015-11-03
DRAWN BY:	GAB
CHK'D. BY:	ART
JOB NO.	2014.01381

SHEET NO.

EX1

OF