

SURVEYOR'S OFFICE

# Hamilton County

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 Noblesville, Indiana 46060-2230

April 28, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Tallyn's Ridge Arm

Attached is a petition filed by Tallyn's Ridge Developer, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Tallyn's Ridge Arm, Little Eagle Creek 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	1,125 ft.	24" RCP	214 ft.
15" RCP	567 ft.	6" SSD	6,954 ft.
18" RCP	2,256 ft.	Open Ditch	560 ft.
21" RCP	160 ft.		

The total length of the drain will be 11,836 feet.

The open ditch listed above is from Str. 814 to Str. 809 and from Str. 811 to and through the existing 30" CMP under Shelborne Road to the west right of way line of Shelborne Road.

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 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 portion of the SSD which will be regulated other than those under curbs are as follows:

Curbline SSD in Streets:

Tamsyn Circle  
 Tamerlane Place

Rear Yard SSDs:

Rear yard lots 1 to 3 from Str. 142 to Str. 109  
 Rear yard lots 4 to 5 from Str. 109 to Str. 99

Trahan Drive

Rear yard lot 6 from Str. 99 to Str. 112  
Rear yard lots 8 and 9 from Str. 124 running north to riser  
Rear yard lots 23 and 24 from Str. 129 running south to riser  
Rear yard lots 25 to 27 from Str. 129 running north to riser  
Rear yard lots 14 and 15 from Str. 120 running south to riser  
Rear yard lots 16 to 19 from Str. 120 to Str. 121  
Common Area #1 from Str. 143 running west to riser  
Common Area #2 from Str. 145 running west to riser  
Common Area #2 from Str. 145 running east to riser

The retention ponds (Lake #1 and Lake #2) located in Common Areas #2 and #4 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 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 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.

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 platted lot, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$2,120.90.

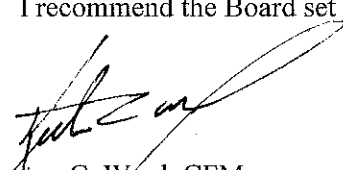
In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that time.

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.

The off-site easement for the site outlet on parcel 17-09-20-00-00-001.000, owned by William R. and Henrietta L. Lamb, is recorded as instrument number 2014015099 in the office of the Hamilton County Recorder. The off-site easement on parcel 17-09-20-00-00-002.101, owned by Albany Place Developer, LLC, is future Albany Place. This will be covered by platted easement when Albany Place is platted. Albany Place Developer, LLC is a subsidiary of Platinum Properties Management Company. Also will be new easement across the right of way of Shelborne Road owned by the City of Carmel.

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 Tallyn's Ridge 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

**Little Eagle Creek #350**

Tallyn's Ridge Arm - SUBNE-2014-00034

Offsite easements: Lamb=Inst. 2014015099; Albany Place=covered when platted; Shelborne Rd=standard 75' easement.

Will add 11.836' to the overall drain.

Maintenance Hearing: 07/25/16

Parcel	Owner	Desc	Rate	Ac Ben	Mnt Asmt	Rate	Minimum
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 1	Regulated Subd.	One Lot	\$65.00	2.00	15.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 2	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 3	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 4	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 5	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 6	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 7	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 8	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 9	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 10	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 11	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 12	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 13	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 14	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 15	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 16	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 17	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 18	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 19	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 20	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 21	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 22	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 23	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 24	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 25	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 26	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge Lot 27	Regulated Subd.	One Lot	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge CA 1, 0.27 Ac	Regulated Subd.	0.27	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge CA 2, 2.30 Ac	Regulated Subd.	2.30	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge CA 3, 0.09 Ac	Regulated Subd.	0.09	\$65.00	10.00	65.00
Not assigned yet.	Tallyns Ridge Developer LLC	S20 T18 R3 Tallyn's Ridge CA 4, 1.91 Ac	Regulated Subd.	1.91	\$65.00	10.00	65.00
99-99-99-99-999.001	Hamilton Co. Highway	S20 T18 R3 146th St.	Road	3.18	\$31.80	10.00	1.50%
99-99-99-99-999.005	City Of Carmel	S20T18R3, Tallyn's Ridge Roads (7.41Ac) &	Offsite esmnt-Shelborne Rd	7.41	\$74.10	10.00	3.49%
17-09-20-00-00-001.000	Lamb, Wm. & Henrietta CoTrustees	S20 T18 R3 40.00 Ac	Offsite easement.	n/a	n/a	n/a	n/a
17-09-20-00-00-002.101	Albany Place Developer LLC	S20 T18 R3 22.35 Ac	Offsite easement.	n/a	n/a	n/a	n/a
Parcels: 35		Totals: 27 lots &		15.16	\$2,120.90	100.00%	100.00%

