



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

August 4, 2017

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Woodside at West Clay Arm

Attached is a petition filed by SNAP II Properties, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Woodside at West Clay Arm, Williams 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	673 ft.	30" RCP	213ft.
15" RCP	924 ft.	36" RCP	182 ft.
18" RCP	599 ft.	6" SSD	7,263 ft.
24" RCP	395 ft.	Open Ditch	750 ft.

The total length of the drain will be 11,004 feet.

The length of open ditch shown above is the straight line distance between inlets into Lake #1 (Str. 401, 406 and 425) and the outlet of Lake #1 (Str. 400).

The detention basin (Lake 1) located in Common Area #2 is not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the detention basin (Lake 1) such as sediment removal and erosion control along the banks, mowing, aquatic vegetation maintenance and control, and anything required per the Storm Water Quality Maintenance and Operations Manual 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, those main lines in front/rear yards, and those in common areas. 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:

Azteca Lane Soundview Place Woodside Drive Woodside Avenue Front/Rear Yard SSDs:

Rear yard lots 1 to 3 from Str. 405 to Str. 405A
Rear yard lots 4 to 8 from Str. 405A to Str. 414
Rear yard lots 9 to 11 from Str. 414 to Str. 415
Rear yard lots 12 to 14 from Str. 415 north to riser
Rear yard lots 15 to 17 from Str. 416 north to riser
Rear yard lots 18 to 22 from Str. 428 west to riser
Rear yard lots 23 & 24 from Str. 428 to Str. 427
Rear yard lots 25 to 27 from Str. 427 to Str. 426
Rear yard lots 27 & 28 from Str. 426 south to riser
Rear yard lots 31 & 32 from Str. 407 west to riser
Rear yard lots 37 & 38 from Str. 411 north to riser
Rear yard lots 39 & 40 from Str. 411 south 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, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$2,892.80.

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.

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 Woodside at West Clay as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for October 23, 2017.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

(Revised 06/08/04)

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COUNTY OF HAMIL	TON)					jusa Jusa	L
% Hamilton Cour	UNTY DRAINAGE BOARD nty Surveyor County Square, Suite 188					201	
Noblesville, IN			OFMGE O	" HAM	REORE	JONE I	SURVEYOR
In the matter of	Woodside at West Clay	Subdivision, Section					
	Drain Petition.						
Petitioner is the o drainage will affect va County, Indiana, The	wner of all lots in the land affected by rious lots in Woodside at West Clay general route of such drainage shall be	the proposed new regulated dra , a subdivision e in existing easements and alon	in. The in Han g publi	; nilto c	n		

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

(a) improve public health

roads as shown in the plans on file in the Surveyor's Office.

- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

- 1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
- The Petitioner shall retain an Engineer throughout the construction phase.
 At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
- 3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
- 4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
- 5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

Adobe PDF Filiable Form

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

RECORDED OWNER(S) OF LAND INVOLVED

N/		
Signed	Signed	
SNAP II Properties, LLC by Nick Churchill		
Printed Name	Printed Name	
May 17, 2017		
Date	Date	
Signed	Signed	
Printed Name	Printed Name	
Date	Date	



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

MAY 3 1 2017

OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIA	NA)	BEFORE THE HA	AMILTON
COUNTY OF HAI	MILTON)	COUNTY DRAIN	AGE BOARD
At the request of SNAP II Propertie Board considered the extent of t		ne Hamilton County D The Elliot Creek	-
-	Subdivision.		
owner(s) of land involved that s Drainage Board nor any Contro held liable for any damages res named drain at said location, w	such owner(s) agree and co actor nor Workman operati sulting from construction, re whether to the real estate or	ovenants that neither to ing under the authorit econstruction, or mail improvements therec	the Hamilton County ty of said Board will be intenance of the above on the Board agreed:
1. That it will not enforce the e	•		
Instrument No.	ana in Plat Cabinet_	suae	и ине патиоп Соипту
Recorders Office. 2. It will not object to the impress. 3. Other Conditions:	•	•	e, and
SIGNED:	Nick Churchill		Properties, LLC
APPLICANT	PRINTED NAME	PRINTED	O NAME (Owner of Land)
	FOR BOARD USI	E ONLY	
AGREEMENT WILL BE DAY OF COUNTY DRAINAGE B			I II
PRESIDENT OF DRAINA	GE BOARD 1	MEMBER OF DRAINAC	GE BOARD
MEMBER OF DRAINAGE	BOARD		
"I affirm, under the penalties for Number in this document, unles	1 0 0		
Prepared by the Hamilton Coun	nty Drainage Board: <u>Mich</u>	ael A. Howard, Attorn	ney Revised May 2016

Williams Creek #315, Elliot Creek Arm

Woodside at West Clay

SUBNE-2017-00021 The total length of this section will be 11,004'. Hearing: 10/23/17

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