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SURVEYOR'S OFFICE
Hamilton County

January 28, 2015

Kenton C. Ward, CFM
 Surveyor of Hamilton County
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Suite 188
 One Hamilton County Square
 Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

Re: Albert Shaw Drain, Ashmoor Arm

Attached is a petition filed by RH of Indiana LP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Ashmoor Arm, Albert Shaw 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	1,077 ft.	30" RCP	620 ft.
15" RCP	587 ft.	33" RCP	668 ft.
18" RCP	1,453 ft.	36" RCP	394 ft.
21" RCP	203 ft.	30" HDPE	50 ft.
24" RCP	967 ft.	6" SSD	13,531 ft.

The total length of the drain will be 19,550 feet.

With this development, 8 feet of 24" RCP which is part of the Shelborne Estates, Section 1 Arm of the Albert Shaw Drain will be removed. This is from Str. 117, which is an end section, to Str. 115, per the original design plans for Shelborne Estates, Section 1. That pipe will be replaced with the outlet pipe from this development and a new pipe/end section to pick up surface drainage that went to the existing end section.

The retention pond (lake) located in Common Area C 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:

Curblin SSD in Streets:

Yancey Place
Saddleworth Place
Moorland Lane
Rosendale Drive

Rear Yard SSDs:

Rear yard lots 1 to 2 from Str. 108 to Str. 109
Rear yard lots 3 to 7 from Str. 109 to Str. 138
Rear yard lots 7 to 11 from Str. 138 to Str. 125
Rear yard lots 12 to 15 from Str. 105 to riser
Rear yard lots 50 to 52 from Str. 134 to riser
Rear yard lots 47 to 49 from Str. 120 to riser
Rear yard lots 16 to 20 from Str. 111 to riser
Rear yard lots 21 to 24 from Str. 111 to riser
Common Area D from Str. 115 to Str. 116
Common Area D from Str. 116 to Str. 147
Common Area D from Str. 147 to Str. 146
Common Area D from Str. 146 to Str. 145
Common Area D from Str. 145 to Str. 144
Common Area D from Str. 144 to Str. 114
Common Area D from Str. 114 to Str. 115

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 \$10.00 per acre, \$10.00 per acre for roadways, with a \$45.00 minimum lot/tract rate. With this assessment the total annual assessment for this drain will be \$2,580.00.

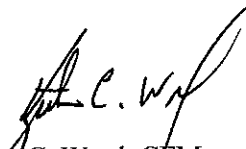
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Subdivision Bond are as follows:

Agent: The Continental Insurance Company
Date: October 20, 2014
Number: 929603709
For: Storm Sewers & Sub-Surface Drains
Amount: \$535,201.90

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 Ashmoor as recorded in the office of the Hamilton County Recorder.

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


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

Albert Shaw Drain #70
 Ashmoor (To be platted from part of 17-09-30-00-00-019.000)
 Hearing: 03/23/15
 New drain will be 19,550', 8' of 24" RCP from Shelbome Est Sec 1, Str. 117 to 115 to be removed.
 This hearing will add 19,542' to the drains total length.

Parcel	Owner	Desc	Rate	Regulated Subd.	Rate	Minimum	% of Total
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 1	One Lot	Regulated Subd.	\$45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 2	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 3	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 4	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 5	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 6	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 7	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 8	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 9	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 10	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 11	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 12	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 13	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 14	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 15	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 16	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 17	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 18	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 19	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 20	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 21	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 22	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 23	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 24	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 25	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 26	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 27	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 28	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 29	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 30	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 31	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 32	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 33	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 34	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 35	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 41	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 42	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 43	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 44	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 45	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 46	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 47	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 48	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 49	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 50	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 51	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor Lot 52	One Lot	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor CA	0.15	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor CA	1.84	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor CA	5.70	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor CA	4.43	Regulated Subd.	45.00	1.74%	
Not assigned yet.	Ryland Homes	S30 T18 R3 Ashmoor CA	0.89	Regulated Subd.	45.00	1.74%	
99-99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S30 T18 R3 Ashmoor, 131&Shelbome	24.00	Road	240.00	9.30%	
17-09-30-00-03-009.000	Nigam, Ravindra K & Himani	S30 T18 R3 Shelbome Est. Str. 117 to 115	n/a	Regulated Subd.	n/a	n/a	
Parcels: 54		47 lots &	37.01		\$ 2,580.00	100.00%	

