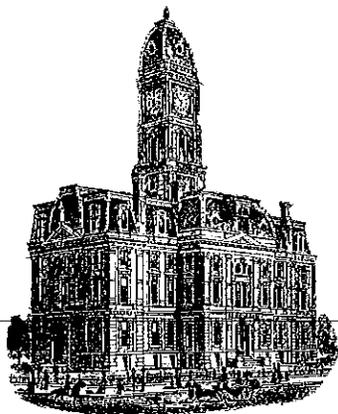


KCW



SURVEYOR'S OFFICE
Hamilton County

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

October 2, 2015

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Village/Sonoma Section 9 Arm

Attached is a petition filed by Maple Knoll Developer, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Maple Village 9 Arm, Little Eagle Creek 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:

12" RCP	192 ft.	15" RCP	327 ft.
18" RCP	1,455 ft.	21" RCP	63 ft.
24" RCP	432 ft.	6" SSD	4,743 ft.

The total length of the drain will be 7,212 feet.

Included in the footage above is 22 feet of 12" RCP that will replace 19 feet of 12" RCP that is part of the Maple Village Section 5 Arm from Str. 740 to Str. 739 per the as-built plans for Maple Village Section 5. The 19 feet will be removed from the Section 5 Arm total length.

The retention ponds (Lake #1 and existing Lake) located in Common Area #9-2 and #9-1 are to be considered part of the regulated drain, as other prior retention ponds in Maple Village are also part of the regulated drain. Pond maintenance assumed by the Drainage Board shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds (Lake #1 and existing) such as sediment removal and erosion control along the bank, mowing and aquatic vegetation 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 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:

Curblin SSD in Streets:

Farnham Drive

Rear Yard SSDs:

Rear yard lots 25 to 31 from Str. 500 to Str. 501
Rear yard lots 32 to 35 from Str. 500 to Str. 514
Rear yard lots 86 to 88 from Str. 504 running west to riser
Rear yard lots 89 to 93 from Str. 504 running east to riser
Rear yard lots 60 to 55 from Str. 524 running east to riser
Rear yard lots 54 to 50 from riser running east to riser
Rear yard lots 50 to 48 from riser running east to riser
Rear yard lots 95 to 100 from Str. 517 running north to riser
Rear yard lots 38 to 36 from Str. 513A running south to riser
Rear yard lots 39 to 43 from Str. 513A running north to riser
Rear yard lots 47 to 44 from Str. 531 running south to riser

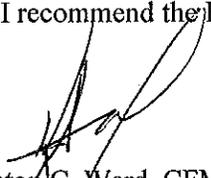
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$3,359.30.

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 requests. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for Maple Village (Sonoma) Section 9 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



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.