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October 1, 2015

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Villas 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 Villas 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	593 ft.	15" RCP	330 ft.
18" RCP	252 ft.	21" RCP	486 ft.
24" RCP	392 ft.	27" RCP	183 ft.
6" SSD	5,742 ft.		

The total length of the drain will be 7,978 feet.

The retention pond (Lake #1) located in Common Area #3 is 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) 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:

Northham Drive
Evesham Lane

Rear Yard SSDs:

Rear yard lots 15A, 15B, and 16B from riser to riser
Rear yard lots 16A, 17A, and 17B from riser to riser
Rear yard lots 18A and 18B from riser running south to Str.425
Rear yard lots 28A and 28B from Str. 410 running south to riser
Rear yard lots 27A, 27B, and 28A from Str. 411 to Str. 410
Rear yard lots 27A to 26A from Str. 411 running north to riser
Rear yard lots 5A to 1B from Str. 420 running south to riser
Rear yard lots 6B to C.A. #2 from Str. 420 to Str. 422
Rear yard lots C.A. #2 to 11A from Str. 423 to Str. 416
Rear yard lots 12B to 14A from Str. 416 running west to riser

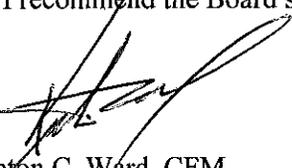
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$4,039.10.

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.

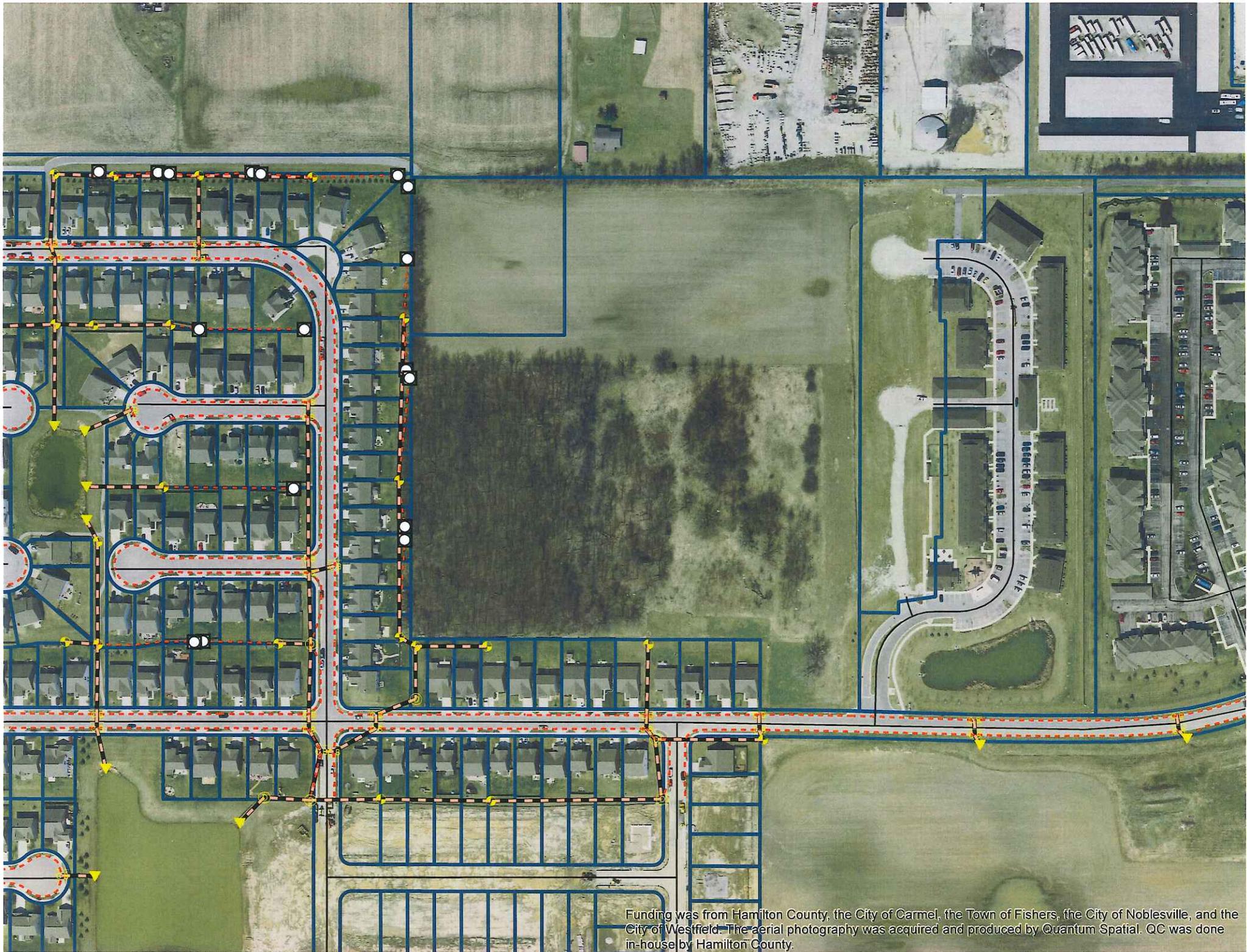
I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

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 Villas 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.



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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.