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SURVEYOR'S OFFICE
Hamilton County

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

January 5, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, The Preserve at Bear Creek Section 2 Arm

Attached is a petition filed by Pulte Homes of Indiana LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for The Preserve at Bear Creek Section 1 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	1,475 ft.	21" RCP	412 ft.
15" RCP	181 ft.	24" RCP	273 ft.
18" RCP	620 ft.	6" SSD	10,947 ft.

The total length of the drain will be 13,908 feet.

The dry detention basin (Basin #5) located in Common Area 2-E is not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall include the inlet and outlet as part of the regulated drain and any work necessary between inlets and outlets to ensure that water does not back up into upstream pipes during low flows. This work will be done between structures where underdrain is located. The maintenance of the basins (basins #5) such as all other sediment removal and erosion control along the banks, mowing, vegetation maintenance and control, and BMP maintenance 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:

Curbline SSD in Streets:

Voyageur Way
Evergreen Trail
Denali Drive
Kodiak Drive

Rear Yard SSDs:

Rear yard lots 67-68 from Str. 662
Rear yard lots 64 to 66 from Str. 662
Rear yard lots 69-70
Rear yard lots 71 to 73
Rear yard lot 74
Common Area 2-E from Str. 666
Rear yard lots 55 to 57 from Str. 653
Rear yard lots 58 to 61 from Str. 653 to Str. 659
Rear yard lots 62-63 from Str. 659
Rear yard lots 80-81 from Str. 626
Rear yard lots 82-83 from Str. 626
Rear yard lots 84-85 from Str. 655A
Rear yard lots 86 to 88 from Str. 655A
Common Area 1-D
Rear yard lots 52 to 54 from Str. 649
Rear yard lots 48 to 51 from Str. 642 to Str. 649
Rear yard lots 46-47 from Str. 641 to Str. 642
Rear yard lots 44-45 from Str. 641
Common Area 2-A from Str. 641
Rear yard lots 42-43 from Str. 645A
Rear yard lots 89 to 93
Common Area 1-C from existing
Common Area 1-C from existing to Lot 91

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 \$3,699.50.

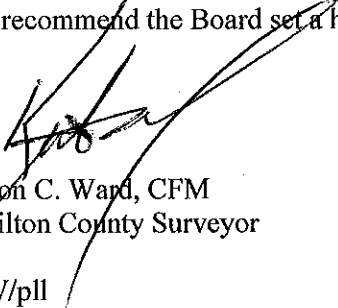
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Arch Insurance Company
Date: September 2, 2015
Number: SU1135086
For: Storm Sewers & Sub-Surface Drains
Amount: \$362,512.44

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.

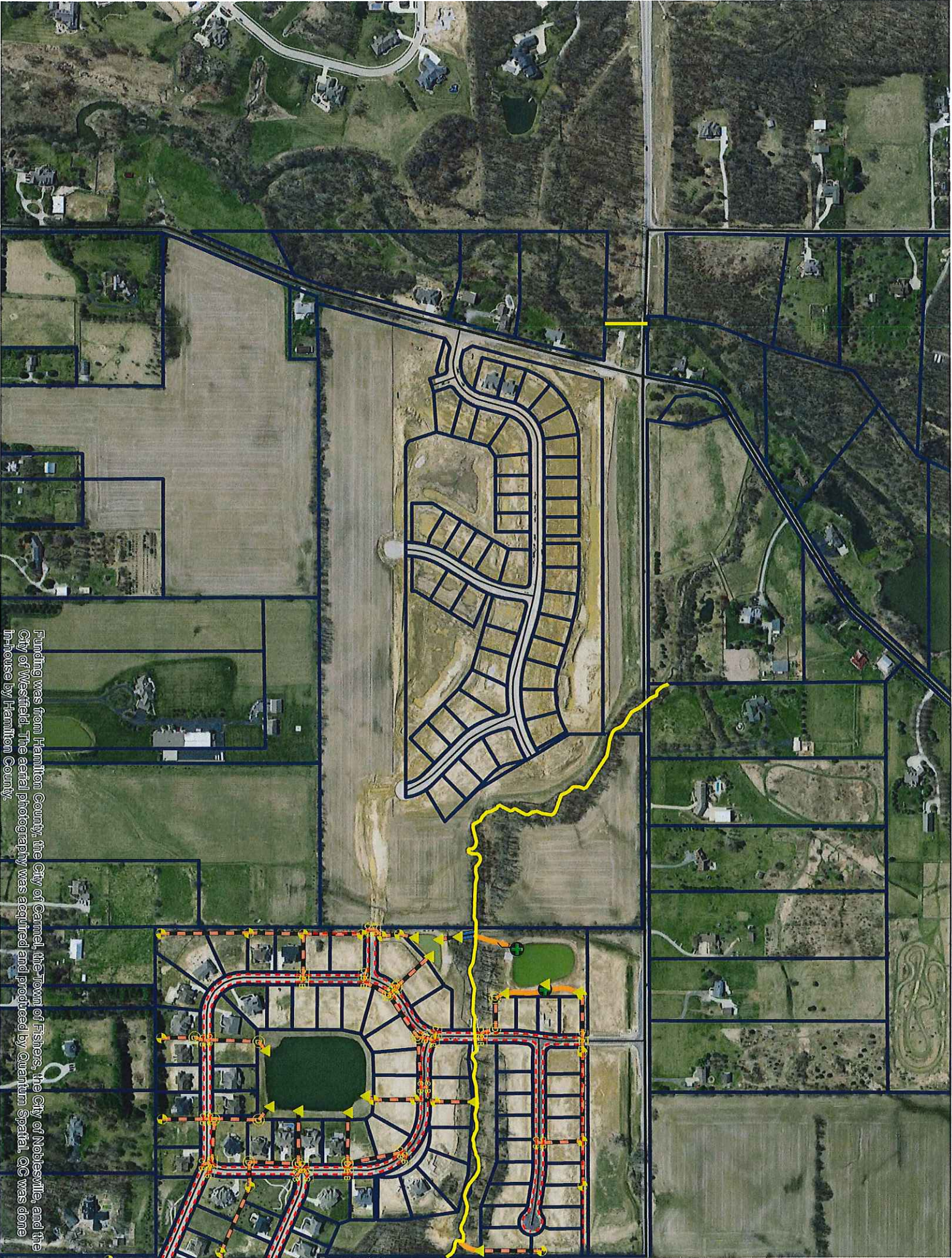
I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement requests. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for The Preserve at Bear Creek Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for February 22, 2016.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll



Funding was from Hamilton County, the City of Cammel, 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.