

SURVEYOR'S OFFICE

Hamilton County

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May 25, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Village/Sonoma Section 10 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 10 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	989 ft.	15" RCP	189 ft.
18" RCP	227 ft.	6" SSD	5,038 ft.

The total length of the drain will be 6,443 feet.

Included in the footage above is 32 feet of 12" RCP that will replace 20 feet of 12" RCP that is part of the Maple Village Section 5 Arm from Str. 736 to Str. 735 per the as-built plans for Maple Village Section 5. The 20 feet will be removed from the Section 5 Arm total length.

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 545 to 549 from Str. ex. 501 to Str. 506
 Rear yard lots 550 to 555 from Str. 506 to Str. 512
 Rear yard lots 556 to 559 from Str. 512 running west to riser
 Rear yard lots 537 to 542 from Str. ex. 510 running east to riser

Rear yard lots 531 to 536 from Str. ex. 510 running west to riser
Rear yard lots 529 to 531 from riser running north to riser
Rear yard lots 518 to 524 from Str. ex. 524 to Str. ex. 523
Rear yard lots 525 to 527 from Str. ex. 523 running west to riser
Rear yard lots 560 to 564 from Str. 519 running south to riser
Rear yard lots 565 and 566 from Str. 519 to Str. 520
Rear yard lots 567 and 568 from Str. 520 running north to riser

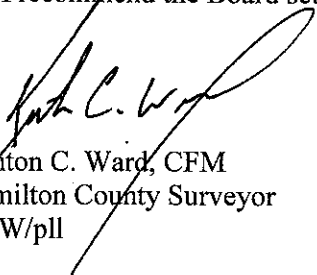
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$3,819.20.

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

I recommend the Board set a hearing for this proposed drain for July 25, 2016.



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

