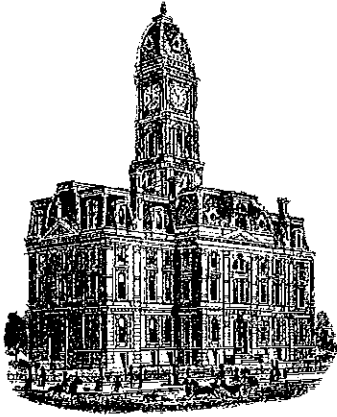


KCW



SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CEM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

January 27, 2015

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, The Preserve at Bear Creek Section 1 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	1,091 ft.	21" RCP	343 ft.
15" RCP	1,460 ft.	24" RCP	530 ft.
18" RCP	196 ft.	6" SSD	11,281 ft.

The total length of the drain will be 14,901 feet.

The dry detention basin (Basin #1) located in Common Area 1-B is to be considered part of the regulated drain, as it provides future detention volume for 146th Street. Dry basins (Basin #2 and #3) located in Common Areas 1-C and 1-D are 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. The maintenance of the basins (basins #2 and #3) such as sediment removal and erosion control along the banks, mowing and 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:

Curbline SSD in Streets:

Voyageur Way
Evergreen Trail
Denali Drive
Kodiak Drive

Rear Yard SSDs:

Rear yard lots 39 to 41
Rear yard lots 34 to 38
Rear yard lots 28 to 30 from Str. 617
Rear yard lots 31 to 32 from Str. 620
Common Area 1-C
Rear yard lots 1 to 3 from Str. 604 to Str. 605
Common Area 1-B from Str. 605 to Str. 606
Rear yard lots 6 to 10
Common Area 1-B
Rear yard lots 11 to 12
Rear yard lots 13 to 15
Rear yard lots 16 to 18
Rear yard lots 25 to 27
Common Area 1-D
Rear yard lots 21 to 23
Rear yard lot 20, 78 and 79

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 \$3,635.40.

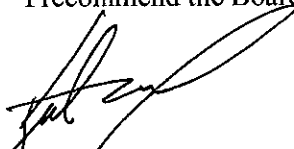
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: The Continental Insurance Company
Date: October 1, 2014
Number: 929602319
For: Storm Sewers & Sub-Surface Drains
Amount: \$462,353.64

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 1 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

