

SURVEYOR'S OFFICE

Hamilton County

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September 26, 2014

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Knoll Section 6 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 Knoll Section 6 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	941 ft.	15" RCP	150 ft.
18" RCP	916 ft.	24" RCP	401 ft.
27" RCP	38 ft.	30" RCP	509 ft.
36" RCP	1,418 ft.	6" SSD	6,447 ft.
Open Ditch	560 ft.		

The total length of the drain will be 11,380 feet.

The open ditch (temporary) list above is from Str. 327D to the existing retention pond south of Section 5, which will be expanded in the future when additional sections are constructed.

With this section of Maple Knoll, part of the W.C. Clark Arm to the John Edwards Arm of Little Eagle Creek Regulated Drain will be vacated. The drain will be removed and vacated from Str. 0+00 to Sta. 5+00, removing 500 feet of drain from the Little Eagle Creek Regulated Drain length.

The retention pond (Lake #9) located in Common Area #17 is to be considered part of the regulated drain. Pond maintenance shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds (Lake #3) 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:

Rear yard lot 362 from Str. 495 to Str. 495A
Rear yard lots 363 to 364 from Str. 495A running east to riser
Rear yard lot 357 from Str.306A running west to riser
Rear yard lots 358 to 359 from Str. 306 to Str. 306A
Rear yard lots 360 to 361 from Str. 306 running east to riser
Rear yard lots 372 to 380 from Str. 487 to Str. 320
Rear yard lot 390 from Str. 303 to Str. 303A
Rear yard lots 388 to 390 from Str. 303B to Str. 303A
Rear yard lots 386 to 388 from Str. 311 to Str. 303B
Rear yard lots 383 to 386 from Str. 310A to Str. 311
Side yard lot 380 from Str. 320 running east 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 \$3,202.80.

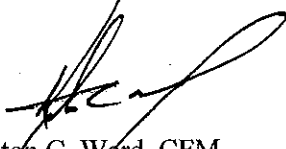
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond from contractor and cash bond from developer are as follows:

Agent: Merchants Bonding Company
Date: June 15, 2014
Number: INC 59557
For: Storm Sewers & Sub-Surface Drains
Amount: \$407,424.00

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 Knoll Section 6 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 24, 2014.



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KCW/pll

