

SURVEYOR'S OFFICE

Hamilton County

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

September 24, 2014

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Village Section 7 & 8 Arm

Attached is a petition filed by Platinum Properties Management Company, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Maple Village Section 7 & 8 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	862 ft.	15" RCP	461 ft.
18" RCP	170 ft.	6" SSD	7,847 ft.

The total length of the drain will be 9,340 feet.

The existing retention pond (Lake #3) located in Common Area #22 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 banks, 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 lots 400 to 415 from Str. existing 591 to Str. 616
Rear yard lots 416 to 418 from Str. 616 going north to riser
Rear yard lots 419 to 423 and 462 from Str. 640 to existing Str. 639
Rear yard lots 464 to 467 from existing Str. 639 going west to riser
Rear yard lots 456 to 461 and 424 from Str. 630 to Str. 631
Rear yard lots 425 to 430 from Str. 631 going east, then north and south to risers

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 for Section 7 will be \$2,382.90 and for Section 8 will be \$2,329.90.

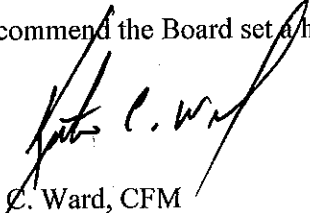
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond from contractor and cash bond from developer are as follows:

Agent: Merchants Bonding Company
Date: August 21, 2014
Number: INC 59575
For: Storm Sewers & Sub-Surface Drains
Amount: \$184,056.00

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 Village (aka Sonoma) Section 7 and Maple Village (aka Sonoma) Section 8 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.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Little Eagle Creek #350
 Maple Village Sec. 8
 Hearing: 11/24/14
 SUBNE-2014-00016

Regulated Subd. Rate Minimum
 Roads \$10.00 \$65.00
 \$10.00

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 397	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 398	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 421	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 422	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 423	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 424	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 425	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 426	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 431	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 432	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 433	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 446	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 447	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 448	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 449	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 450	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 451	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 452	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 453	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 454	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 455	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 456	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 457	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 458	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 459	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 460	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 461	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 462	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 463	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 464	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 465	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 466	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Lot 467	Regulated Subd.	One Lot	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 CA 22 4.37 Ac	Regulated Subd.	4.37	\$ 65.00	2.79%
Not assigned yet.	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 CA 23 2.49 Ac	Regulated Subd.	2.49	\$ 65.00	2.79%
99-99-99-99-99-999.010	Maple Knoll Developer, LLC	S3 T18 R3 Maple Village Sec. 8 Roads	Regulated Subd.	5.49	\$ 54.90	2.36%
Parcels: 36	Town Of Westfield	Burntwood Way, Relford Dr, Northwich Ave	Roads	12.35	\$ 2,329.90	100.00%

