

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

October 11, 2010

TO: Hamilton County Drainage Board

RE: Little Eagle Creek Drain, Maple Village Section 4A Arm

Attached is a petition filed by Platinum Properties, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Maple Village Section 4A 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	775 ft.	21" RCP	132 ft.
15" RCP	28 ft.	6" SSD	2,266 ft.

The total length of the drain will be 3,201 feet.

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 276 to 280
Rear yard lots 283 to 288
Rear yard lots 312 to 317

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/this section will be \$1,390.50.

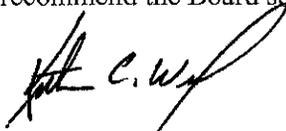
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond from contractor and cash bond from developer are as follows:

Agent: Merchants Bonding Company
Date: August 30, 2011
Number: INC 45323
For: Storm Sewers & Sub-Surface Drains
Amount: \$50,196.00

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 request. The request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Maple Village (Sonoma) Section 4A as recorded in the office of the Hamilton County Recorder.

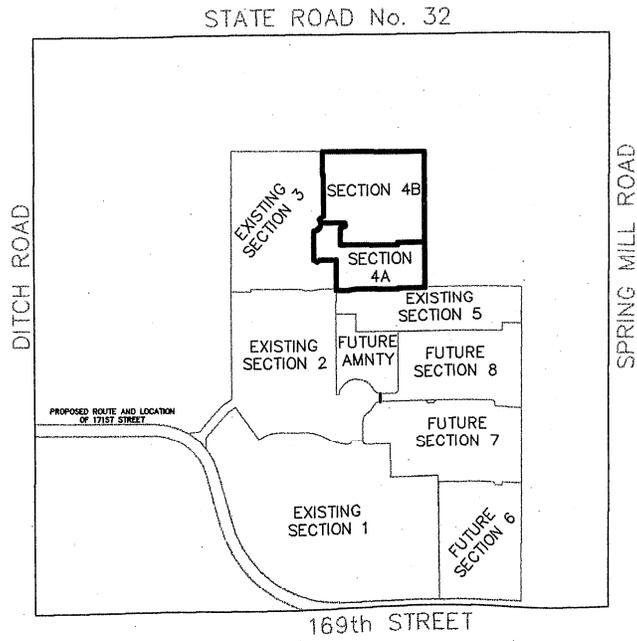
I recommend the Board set a hearing for this proposed drain for November 28, 2011.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

MAPLE VILLAGE
(A.K.A. SONOMA)
SECTION FOUR A



VICINITY MAP
NOT TO SCALE

Little Eagle Creek #350, S.M. Smith Arm
 Maple Village Sec. 4A
 Hearing:
 SUBNE-2011-00004

Parcel	Owner	Address	City	Description 1	Description 2	Benefit	MntAsmt	Percent
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 276	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 277	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 278	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 279	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 280	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 281	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 282	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 283	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 284	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 285	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 286	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 287	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 288	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 289	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 312	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 313	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 314	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 315	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 316	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A Lot 317	S3 T18 R3	One Lot	65.00	4.67%
Not assigned yet.	Platinum Properties LLC	9757 Westpoint Dr, Ste 600	Indianapolis, IN	Maple Village 4A CA 11, 1.11 Ac	S3 T18 R3	One Lot	65.00	4.67%
99-99-99-99-99-999.010	Platinum Properties LLC	130 Penn St	Westfield, IN	Maple Village 4A - Roads	S3 T18 R3	20 Lots	25.50	1.83%
Parcels: 22					Totals:		1,390.50	100.00%

Maple Village Sec 4A ROW Calcs

Street	Centerline Length	ROW Width	Area Sq. Ft.	Acres	Acres X 3	
Retford Drive	300.00	50	15000.00	0.34435262	3 1.033057851	
Kempson Court	335.00	50	16750	0.38452709	3 1.153581267	
Total Centerline Length	635					
Kempson Court Cui De Sac			5353.98	0.12291047	3 0.368731404	
Total ROW Acreage				0.85179017	2.555370522	
Common Area			48491	43560	1.11320018	3 3.339600551
Common Area # 11			48491	1.11320018	3 3.339600551	
Common Area Total				48491	1.11320018	
	Retford Drive 50'	Kempson Court 50'				
	159.61	360.00				
	Sheet 2 of 3					
	140.39	-25.00				
	Sheet 2 of 3					
	300.00	335.00				
	Sheet 2 of 4 Totals					
	300.00	335.00				
	Street Totals	300.00	335.00			

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of Maple Village Subdivision, Section
4A & 4B Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Maple Village, Sections 4A & 4B, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

RECORDED OWNER(S) OF LAND INVOLVED


Signed

Kenneth Brasseur
Printed Name

July 1, 2011
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

**BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD**

At the request of Platinum Properties, LLC The Hamilton County Drainage Board considered the extent of the drainage easement on the S.M. Smith Drain in the Maple Village, Sections 4A Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded in Plat Cabinet Slide in the Hamilton County Recorders Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:

Kenneth R. Brasseur

Platinum Properties, LLC

APPLICANT

PRINTED NAME

PRINTED NAME (Owner of Land)

FOR BOARD USE ONLY

AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS
 DAY OF 20 . **BY THE HAMILTON**
COUNTY DRAINAGE BOARD.

PRESIDENT OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law Kenneth R. Brasseur"

Prepared by the Hamilton County Drainage Board: Kenton C. Ward

(Surveyor)

Revised February 2011

NON-ENFORCEMENT INFORMATION

Hamilton County Surveyor's Office
One Hamilton County Square, Suite 188
Noblesville, IN 46060
317-776-8495 fax: 317-776-9628

Name of Drain: S. M. Smith

Project Name: Maple Village, Sections 4A & 4B

Parcel Number: 08-09-03-00-00-002.000

Township: Westfield-Washington

Applicant's Name: Platinum Properties, LLC

Property Owner: Platinum Properties, LLC

Address: 9757 Westpoint Drive, Suite 600

Property Address: approximately 1020

Indianapolis, Indiana 46256

West 169th Street

Phone: (317) 863-2057

Phone: ()

Fax: (317) 216-8636

Fax: ()

Contact Name: Tim Walter

Contractor-Installer:

Address: 9757 Westpoint Drive, Suite 600

Address:

Phone: (317) 863-2057

Phone: ()

Fax: (317) 216-8636

Fax: ()

Purpose of Non-enforcement: Drainage for proposed subdivision.

Reduced to: 15' feet on both side of Drain.

If Utility, how many feet is line paralleling drain: N/A

Plan Project / Job Number: Maple Village, Section 4 - 50690PLA-S4

Project Location: Approx. 2,300' East of Ditch Road & approx. 2,600' North of 169th Street.

Engineering Firm: Stoepplewerth & Associates, Inc.

Address: 7965 East 106th Street, Fishers, Indiana 46038

Phone: (317) 849-5935

Fax: (317) 849-5942

For Office Use Only		
Permit # _____	Project # _____	Check # _____

SUBNE-2011-00004