



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

May 26, 2021

To: Hamilton County Drainage Board

Re: Thistlethwaite Drain, Aaron Rawlings Arm - Maple Run Sec. 3B Arm.

Attached is a petition filed by Arbor Homes along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Maple Run Section 3B located in Adams 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. As per the plans by Stoepelwerth & Associates Engineering, Project No. 51510ARB-S3, the drain will consist of the following:

48" RCP	140 ft.
60" RCP	337 ft.
Open Drain	175 ft

The total length of the drain will be 652 feet.

The sections of drain that is to become part of the regulated drain system is the storm line from proposed Lake 4 through Lake 3 and into the Thistlethwaite Drain as shown on the development plan on sheets C200 and C201. The drain begins at Structure #B04, 60-inch RCP, and continues to Structure #B03 and then to Structure #B01. The open drain begins near the south end of Lake 3 from Structure #B01 and continues in a northerly direction to Structure #A02, then continues as 48-inch RCP to Structure #A01 where it discharges into the Thistlethwaite open drain. This RCP is shown on Sheet 600 of the above-mentioned plans. The open ditch is measured as a straight line through Lake 3.

The Maple Run Section 3B Arm as described above will be part of the Thistlethwaite Drain, Aaron Rawlins Arm. Lake 3 (pond) is not to be considered part of the regulated drain. The maintenance of the pond shall include the inlets, outlets (Structure #A01, STR. # A02, Structure #B01, Structure #B04) as part of the regulated drain. The maintenance of the pond 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, allowing no fill or easement encroachments. The Maple Run Section 3B Arm as described above will be part of the Thistlethwaite Drain, Aaron Rawlings Arm.

The Maple Run Section 3B Arm as described above will be part of the Thistlethwaite Drain. Maintenance of the remaining drainage facilities within Maple Run Section 3B Subdivision shall be under the Town of Sheridan and/or the Maple Run Homeowners Association. Maintenance of the BMPs within Maple Run Section 3B Subdivision shall also be under the Town of Sheridan and/or the Maple Run Homeowners Association.

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. The maintenance assessment rates have been adopted by the Board at its meeting on September 24, 2018, (see Drainage Board Minute Book 17, Pages 249-250). When Maple Run Section 3B is platted it will be assessed at the Un-Regulated Subdivision rate of \$5.00 per acre, \$35.00 per lot and minimum.

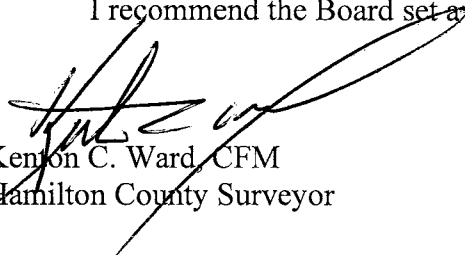
The petitioner has submitted surety for the proposed drain at this time. The amount of the bond is \$138,115.20 which represents 120% of the Engineer's Estimate of \$115,096.00. The surety which is in the form of a Performance Bond is as follows:

Agent: National Indemnity Company
Date: May 6, 2021
Bond Number: 70NGP185032
For: Storm Sewers
Amount: \$138,115.20
HCDB-2021-00015

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 will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Maple Run of Sheridan Section 3B as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for July 26, 2021.



Kenton C. Ward, CFM
Hamilton County Surveyor

Thistlethwaite Drain, Maple Run Sec. 3-B Arm

Arm to provide outlet for Maple Run Sec. 3B, 4 & 5

Adding 652' of drain thru Section 3-B, SUBNE-2019-00013

Remaining drainage facilities within Maple Run Sec. 3 shall be under the Town of Sheridan and/or the HOA.

*Cost of the construction to be paid by the developer.

*No change in current maintenance assessment rates.

Maple Run Section 3B is set at the Un-Regulated Subdivision rate.

Hearing: 07/26/21

Parcel	Owner	Description	Acres Benefitted	RecAsmt	MntAsmt	MntPer
01-05-06-00-01-010.000	Arbor Homes	S6T19R3 Maple Run Sec. 3B Lot 281	*	*	*	*
01-05-06-00-01-045.000	Arbor Homes	S6T19R3 Maple Run Sec. 3B Lot 358	*	*	*	*
01-05-06-00-01-046.000	Arbor Homes	S6T19R3 Maple Run Sec. 3B Lot 359	*	*	*	*
01-05-06-00-02-081.000	Arbor Homes	S6T19R3 Maple Run Sec. 4 CA D, 2.70 Ac Lake 4	*	*	*	*
01-05-06-00-01-049.000	Maple Run II Homeowners Assoc.	S6T19R3 Maple Run Sec. 3B CA Pt C, 5.11Ac LK3	*	*	*	*
99-99-99-99-99-999.009	Town of Sheridan	S6 T19 R3 Juniper Dr.	*	*	*	*
01-05-06-00-01-011.000	Wallace, Daniel & Nichole Gossman jtrs	S6T19R3 Maple Run Sec. 3B Lot 282	*	*	*	*



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

STATE OF INDIANA)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

At the request of Arbor Homes The Hamilton County Drainage Board considered the extent of the drainage easement on the Thistlewaite Legal Drain Drain in the Maple Run, Section 3B 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 as Instrument No. and in Plat Cabinet 5 Slide 1159 in the Hamilton County Records Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions:

SIGNED:

Lantz McElroy (handwritten signature)

Lantz McElroy

Lantz McElroy on behalf of Arbor Homes

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 : Kenton C. Ward, Surveyor

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

SUBNE - 2019 - 0003

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

AUG 22 2009

OFFICE OF HAMILTON COUNTY SURVEYOR

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

In the matter of Maple Run Subdivision, Section
3B 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 Run, Section 3B, 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

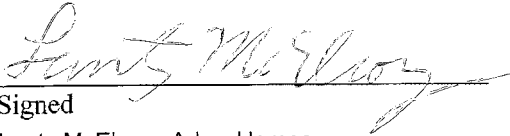
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

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

Lantz McElroy - Arbor Homes

Printed Name

August 21, 2019

Date

Signed

Printed Name

Date

Signed

Printed Name

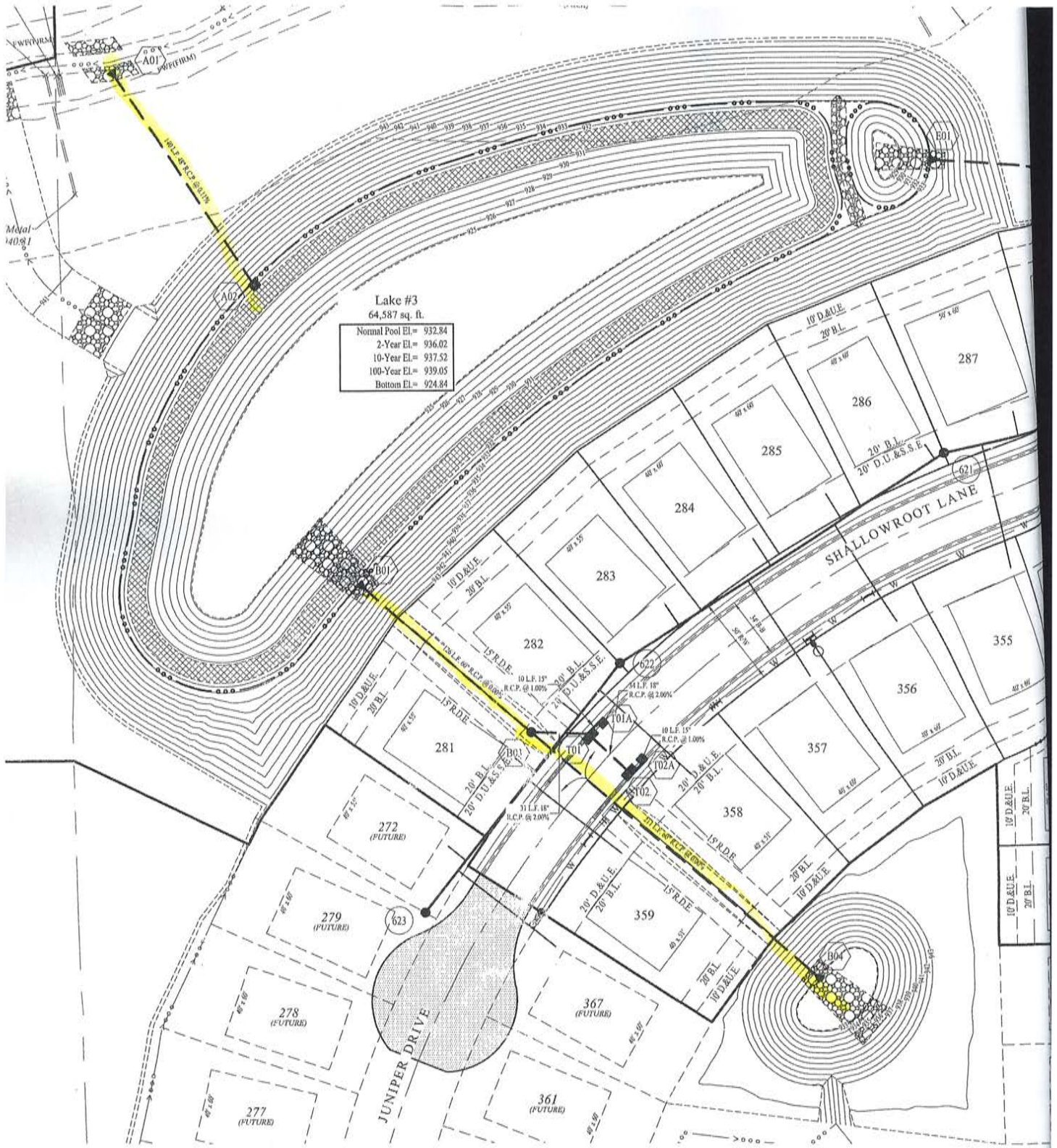
Date

Signed

Printed Name

Date

Maple Run 3B



Lake #3
64,587 sq. ft.

Normal Pool EL	= 932.84
2-Year EL	= 936.02
10-Year EL	= 937.52
100-Year EL	= 939.05
Bottom EL	= 924.84

END SECTION #B01
w/ W/ DEBRIS GUARD
STA. 0+00

MANHOLE #B03
96" DIA MH
STA. 1+26
TC=944.37

END SECTION #B04
w/ W/ DEBRIS GUARD
STA. 3+37

MANHOLE #B03
96" DIA MH

950

EXISTING GRADE

SHALLOWROOT LANE

PROPOSED GRADE

950

950

PROPOSED GRADE
EXISTING GRADE