

K.C.W.

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

March 1, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Knoll Section 8 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 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	116 ft.	15" RCP	447 ft.
18" RCP	169 ft.	6" SSD	5,222 ft.

The total length of the drain will be 5,954 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:

Curbline SSD in Streets:

Morley Lane
 Burgess Hill Pass
 Connolly Drive

Rear Yard SSDs:

Rear yard lots 456 to 463 from ex. Str. 352 to ex. Str. 330
 Rear yard lots 464 to 468 from Str. 344 running east to riser
 Rear yard lot 468 from Str. 344 running west & north to riser
 Rear yard lots 439 and 440 from Str. 324 running south to riser
 Rear yard lots 470 to 474 from Str. 327A running north to riser

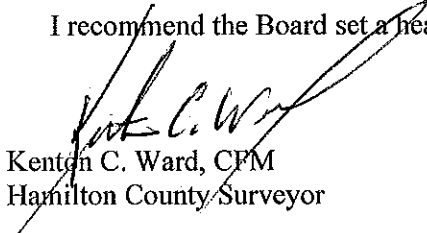
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$2,535.10.

In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that time.

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 8 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for April 25, 2016.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

(Revised 06/08/04)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

OCT 26 2015

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

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of Maple Knoll Subdivision, Section
Section 8 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 Knoll, Section 8, 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

Timothy J. Walter

Printed Name

October 20, 2015

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FILED

OCT 02 2014

NON-ENFORCEMENT INFORMATION

OFFICE OF HAMILTON COUNTY SURVEYOR

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

Name of Drain: Little Eagle Creek
Parcel Number: 08-09-10-00-00-002.000 and 08-09-10-00-00-003.000
Applicant's Name: Maple Knoll Developer, LLC by Platinum Properties Management Company, LLC
Address: 9757 Westpoint Drive, Suite 600 Indianapolis, Indiana 46256

Project Name: Maple Knoll, Section 8
Township: Westfield-Washington
Property Owner: Maple Knoll Developer, LLC
Property Address: Approx. 1,500' South of 169th Street and approx. 1,300' East of Casey Road.

Phone: (317) 863-2057

Phone: ()

Fax: (317) 216-8636

Fax: ()

Contact Name: Tim Walter

Contractor-Installer: N/A

Address:

Address:

Phone: ()

Phone: ()

Fax: ()

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 Knoll, Section 8 - 34676PLA-S8

Project Location: Approx. 1,500' South of 169th and Street approx. 1,300 feet East of Ditch Road.

Engineering Firm: Stoepfelwerth & Associates, Inc.

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

Phone: (317) 570-4763

Fax: (317) 849-4942

For Office Use Only
SUBNE-2014-00036
Permit # Project # Check # 30173 \$100.00

Maple Knoll Dev. LLC
10/3/14



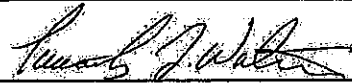
FILED

JAN 29 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

Maple Knoll Section 8
 Engineers Estimate - Storm Sewers & Monumentation
 Prepared on: 1.22.2016

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 24.50	116	\$ 2,842
15" Pipe	LF	\$ 28.70	447	\$ 12,829
18" Pipe	LF	\$ 33.60	169	\$ 5,678
Standard Storm Manholes	EA	\$ 2,775.00	1	\$ 2,775
Storm Inlets	EA	\$ 3,000.00	8	\$ 24,000
Sand Backfill and Bedding	TON	\$ 14.50	140.00	\$ 2,030
	Subtotal 1			\$ 50,154
Sub-surface Drains - under curb	LF	\$ 7.50	3,800	\$ 32,594
Sub-surface Drains - swales	LF	\$ 7.75	2,082	\$ 12,547
Sub-surface Drains - sump laterals	EA	\$ 167.00	41	\$ 6,188
	Subtotal 2			\$ 51,329
	Total			\$ 101,484
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	36.00	\$ 3,600
Street Centerline Monumentation	EA	\$ 170.00	2.00	\$ 340
	Total			\$ 3,940
Erosion Control				
--> Not Applicable - Property annexed by City of Westfield and governed by Westfield MS4 permit.			NA	NA
	Total			\$ -
Grand Total				\$ 105,424
Per Hamilton County Ordinance - Bond Amount				120% \$ 126,508

BY: 
 Timothy J. Walter, P.E.
 Indiana Registration No. 19900152

Little Eagle Creek #350

Maple Knoll Sec. 8

Hearing: 04/25/16

Section 8 will add 5,954' of new drain.

To be platted from part of 08-09-10-00-00-002.000 & part of 003.000.

SUBNE-2014-00036

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

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 439	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 440	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 441	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 442	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 443	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 444	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 445	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 446	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 447	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 448	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 449	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 450	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 451	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 452	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 453	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 454	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 455	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 456	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 457	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 458	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 459	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 460	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 461	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 462	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 463	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 464	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 465	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 466	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 467	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 468	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 469	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 470	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 471	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 472	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 473	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 Lot 474	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 CA 27A 0.12 Ac	Regulated Subd.	0.12	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 8 CA 27B 0.31 Ac	Regulated Subd.	0.31	\$ 65.00
99-99-99-99-999.010	City of Westfield	S10 T18 R3 Maple Knoll Sec. 8-Roads	Roads	6.51	\$ 65.10
Parcels: 39			Totals: 36 lots &	6.94	\$2,535.10

