

KCW

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 2, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Knoll Section 9 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 9 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 549 ft. 6" SSD 4,450 ft.

The total length of the drain will be 4,999 feet.

The 560 feet of offsite open ditch from Maple Knoll Section 6 Arm, (See Surveyor's Report dated September 26, 2014 and approved by the Board at hearing on November 24, 2014, as shown in Hamilton County Drainage Board Minutes Book 16, Pages 30 to 32) becomes part of the Lake #10 with this section and shall be removed from the footage of Little Eagle Creek Drain, Maple Knoll Section 6 Arm.

The retention pond (Lake #10) located in Common Area #30 is to be considered part of the regulated drain, as other prior retention ponds in Maple Knoll are also part of the regulated drain. Pond maintenance assumed by the Drainage Board shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds (Lake #10) 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:

Curblin SSD in Streets:

Peacehaven Place
Plunkett Avenue
Connolly Drive

Rear Yard SSDs:

Rear yard lots 309 to 312 from ex. Str. 359 to ex. Str. 359
Rear yard lots 475 to 477 from Str. 327B running north to riser
Rear yard lots 478 and 479 from Str. 327C running east to riser
Rear yard lots 481 and 482 from Str. 341A running east to riser
Rear yard lots 483 and 484 from Str. 345A running west to riser
Rear yard lots 485 to 494 from Str. 345A running east and north to riser

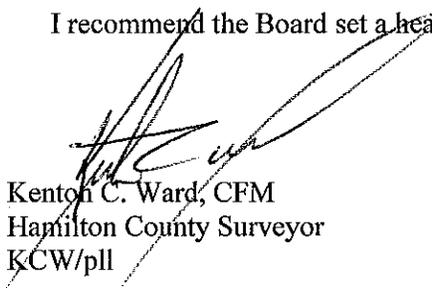
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$2,558.30.

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 9 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 9 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 9, 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

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

OFFICE OF HAMILTON COUNTY SURVEYOR

Name of Drain: Little Eagle Creek

Project Name: Maple Knoll, Section 9

Parcel Number: 08-09-10-00-00-003.000

Township: Westfield-Washington

Applicant's Name: Maple Knoll Developer, LLC by
Platinum Properties Management
Company, LLC

Property Owner: Maple Knoll Developer, LLC

Address: 9757 Westpoint Drive, Suite 600

Property Address: Approx. 2,000' South of 169th

Indianapolis, Indiana 46256

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 9 - 34676PLA-S9

Project Location: Approx. 2,000' South of 169th and Street approx. 1,300 feet East of Ditch Road.

Engineering Firm: Stoempelwerth & Associates, Inc.

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

Phone: (317) 570-4763

Fax: (317) 849-4942

For Office Use Only
SUBNE 2014-00037
Permit # Project # Check # 30176 \$100.00

10/3/14



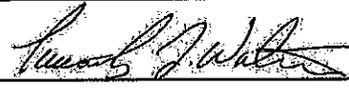
FILED

JAN 29 2016

**Maple Knoll Section 9
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 1.22.2016**

OFFICE OF HAMILTON COUNTY SURVEYOR

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 24.50	550	\$ 13,475
12" End Section	EA	\$ 820.00	2	\$ 2,730
12" Trash Guard	EA	\$ 400.00	2	\$ 1,200
Standard Storm Manholes	EA	\$ 2,470.00	2	\$ 4,940
Storm Inlets	EA	\$ 2,720.00	5	\$ 13,600
Sand Backfill and Bedding	TON	\$ 14.50	130.00	\$ 1,885
Subtotal 1				\$ 37,830
Sub-surface Drains - under curb	LF	\$ 8.60	2,692	\$ 23,151
Sub-surface Drains - swales	LF	\$ 8.60	1,713	\$ 14,732
Sub-surface Drains - sump laterals	EA	\$ 182.00	27	\$ 4,914
Subtotal 2				\$ 42,797
Total				\$ 80,627
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	35.00	\$ 3,500
Street Centerline Monumentation	EA	\$ 170.00	4.00	\$ 680
Total				\$ 4,180
Erosion Control	LS	NA	NA	NA
-> Not Applicable - Property annexed by City of Westfield and governed by Westfield MS4 permit.				
Total				\$ -
Grand Total				\$ 84,807
Per Hamilton County Ordinance - Bond Amount				120% \$ 101,768

BY: 

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

Little Eagle Creek #350

Maple Knoll Sec. 9
Hearing: 04/25/16

Section 9 will add 4,999' of new drain. The 560' of offsite open ditch approved with the 11/24/14 hearing for Maple Knoll Sec. 6 will be vacated, making the new footage from this hearing 4,439'.

To be platted from part of 08-09-10-00-00-003.000
SUBNE-2014-00037

Regulated Subd. Rate
Roads \$10.00

Annual Assmt.

Parcel	Owner	Desc	Rate	Ben	Minimum
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 306	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 307	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 308	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 309	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 310	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 311	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 312	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 313	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 314	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 475	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 476	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 477	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 478	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 479	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 480	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 481	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 482	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 483	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 484	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 485	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 486	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 487	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 488	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 489	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 490	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 491	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 492	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 493	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 494	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 495	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 496	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 497	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 498	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 499	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 Lot 500	Regulated Subd.	One Lot	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 CA 28, 0.11 Ac	Regulated Subd.	0.11	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 CA 29, 0.11 Ac	Regulated Subd.	0.11	\$ 65.00
Not assigned yet.	Maple Knoll Developer, LLC	S10 T18 R3 Maple Knoll Sec. 9 CA 30, 15.33 Ac	Regulated Subd.	15.33	\$ 153.30
99-99-99-99-999.010	City of Westfield	S10 T18 R3 Maple Knoll Sec. 9-Roads	Roads	4.65	\$ 46.40
Parcels: 39		Totals: 35 lots &		15.55	\$2,558.30

