

K.C.

SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
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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

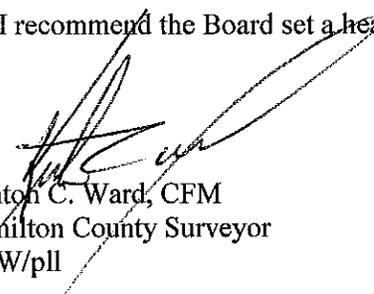
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per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

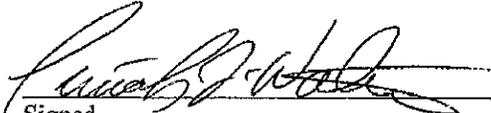
The Petitioner also agrees to the following:

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.

Adobe PDF Ffillable Form

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

Adobe PDF Fillable Form

FINDINGS AND ORDER

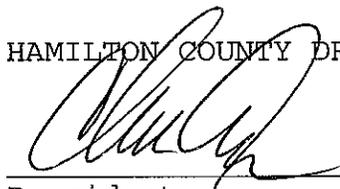
CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Maple Knoll Section 9 Arm

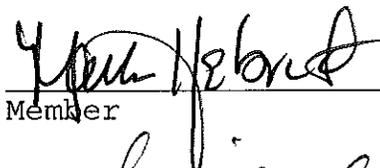
On this 25th day of April, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Maple Knoll Section 9 Arm*.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

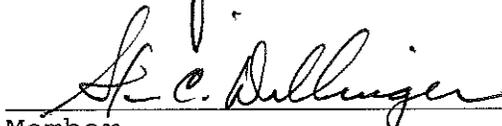
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:


Executive Secretary

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				
--> 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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Little Eagle Creek Drain, Maple Knoll Section 9 Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Little Eagle Creek Drain, Maple Knoll Section 9 Arm** on **April 25, 2016** at **9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Little Eagle Creek Drain, Maple Knoll Section 9 Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **April 25, 2016** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY