

K.W.

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*

May 25, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Village/Sonoma Section 10 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 Village 10 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	989 ft.	15" RCP	189 ft.
18" RCP	227 ft.	6" SSD	5,038 ft.

The total length of the drain will be 6,443 feet.

Included in the footage above is 32 feet of 12" RCP that will replace 20 feet of 12" RCP that is part of the Maple Village Section 5 Arm from Str. 736 to Str. 735 per the as-built plans for Maple Village Section 5. The 20 feet will be removed from the Section 5 Arm total length.

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:  
 Farnham Drive

Rear Yard SSDs:

- Rear yard lots 545 to 549 from Str. ex. 501 to Str. 506
- Rear yard lots 550 to 555 from Str. 506 to Str. 512
- Rear yard lots 556 to 559 from Str. 512 running west to riser
- Rear yard lots 537 to 542 from Str. ex. 510 running east to riser

Rear yard lots 531 to 536 from Str. ex. 510 running west to riser  
Rear yard lots 529 to 531 from riser running north to riser  
Rear yard lots 518 to 524 from Str. ex. 524 to Str. ex. 523  
Rear yard lots 525 to 527 from Str. ex. 523 running west to riser  
Rear yard lots 560 to 564 from Str. 519 running south to riser  
Rear yard lots 565 and 566 from Str. 519 to Str. 520  
Rear yard lots 567 and 568 from Str. 520 running north to riser

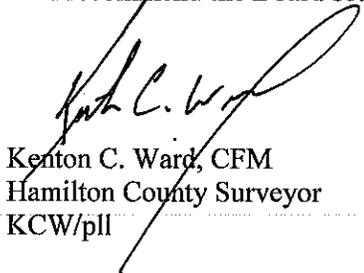
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$3,819.20.

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 Village (Sonoma) Section 10 as recorded in the office of the Hamilton County Recorder.

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



Kenton C. Ward, CFM  
Hamilton County Surveyor  
KCW/pll

FILED

MAR 23 2016

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

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 Sonoma Subdivision, Section  
10 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 Sonoma, Section 10, 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**

*Paul Rioux*

Signed

Paul Rioux

Printed Name

March 17, 2016

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Adobe PDF Filable Form

FINDINGS AND ORDER

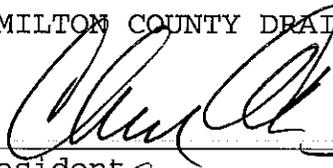
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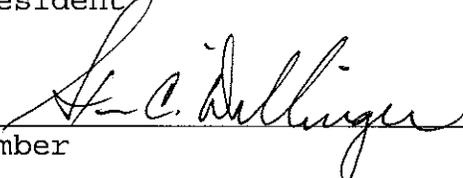
Little Eagle Creek Drain, Maple Village/Sonoma Section 10 Arm

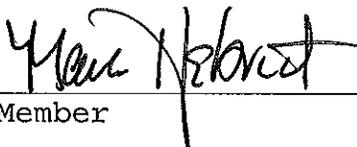
On this 25<sup>th</sup> day of July, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Maple Village/Sonoma Section 10 Arm*.

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

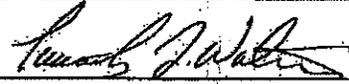
Attest:

  
Executive Secretary



Sonoma Section 10  
 Engineers Estimate - Storm Sewers & Monumentation  
 Prepared on: 4/26/16

Item	Unit	Unit Cost	Quantities	Cost
<b>Storm Drainage</b>				
12" Pipe	LF	\$ 23.50	989	\$ 23,242
15" Pipe	LF	\$ 28.00	189	\$ 5,292
18" Pipe	LF	\$ 34.00	227	\$ 7,718
Standard Storm Manholes	EA	\$ 2,200.00	1	\$ 2,200
Storm Inlets	EA	\$ 2,200.00	8	\$ 17,600
Sand Backfill and Bedding	TON	\$ 15.00	120	\$ 1,800
<i>Subtotal 1</i>				\$ 57,852
Sub-surface Drains - under curb	LF	\$ 7.65	2,510	\$ 19,202
Sub-surface Drains - swales	LF	\$ 9.30	2,550	\$ 23,715
Sub-surface Drains - sump laterals	EA	\$ 130.00	48	\$ 6,240
<i>Subtotal 2</i>				\$ 49,157
<b>Total</b>				<b>\$ 107,009</b>
<b>Monuments &amp; Markers</b>				
Lot Corner Monuments	LOT	\$ 100.00	51.00	\$ 5,100
Street Centerline Monumentation	EA	\$ 150.00	7.00	\$ 1,050
<b>Total</b>				<b>\$ 6,150</b>
<b>Erosion Control</b>		LS	NA	NA
-> Not Applicable - Property annexed by City of Westfield and governed by Westfield MS4 permit.				
<b>Total</b>				\$ -
<b>Grand Total</b>				<b>\$ 113,159</b>
<b>Per Hamilton County Ordinance - Bond Amount</b>			120%	\$ 135,791

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

317 818-2900 ♦ 317 863-2055 fax

8757 Westpoint Drive, Suite 400 ▲ Indianapolis, IN 46254

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

*Little Eagle Creek Drain,  
Maple Village/Sonoma Section 10 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 Village/Sonoma Section 10 Arm** on July 25, 2016 at 9:15 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 Village/Sonoma Section 10 Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on July 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