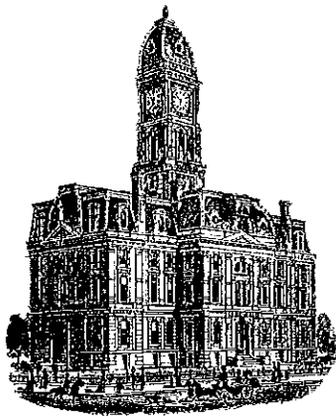


Kew



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

October 2, 2015

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Maple Village/Sonoma 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 Village 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	192 ft.	15" RCP	327 ft.
18" RCP	1,455 ft.	21" RCP	63 ft.
24" RCP	432 ft.	6" SSD	4,743 ft.

The total length of the drain will be 7,212 feet.

Included in the footage above is 22 feet of 12" RCP that will replace 19 feet of 12" RCP that is part of the Maple Village Section 5 Arm from Str. 740 to Str. 739 per the as-built plans for Maple Village Section 5. The 19 feet will be removed from the Section 5 Arm total length.

The retention ponds (Lake #1 and existing Lake) located in Common Area #9-2 and #9-1 are to be considered part of the regulated drain, as other prior retention ponds in Maple Village 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 #1 and existing) 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:
Farnham Drive

Rear Yard SSDs:

Rear yard lots 25 to 31 from Str. 500 to Str. 501
Rear yard lots 32 to 35 from Str. 500 to Str. 514
Rear yard lots 86 to 88 from Str. 504 running west to riser
Rear yard lots 89 to 93 from Str. 504 running east to riser
Rear yard lots 60 to 55 from Str. 524 running east to riser
Rear yard lots 54 to 50 from riser running east to riser
Rear yard lots 50 to 48 from riser running east to riser
Rear yard lots 95 to 100 from Str. 517 running north to riser
Rear yard lots 38 to 36 from Str. 513A running south to riser
Rear yard lots 39 to 43 from Str. 513A running north to riser
Rear yard lots 47 to 44 from Str. 531 running south to riser

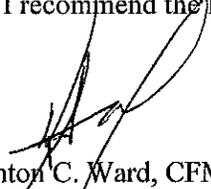
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$3,359.30.

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 Village (Sonoma) Section 9 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 23, 2015.


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

(Revised 06/08/04)

FILED

SEP 15 2015

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
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 Sonoma, 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

Tim Walter - Maple Knoll Developer, LLC

Printed Name

September 15, 2015

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

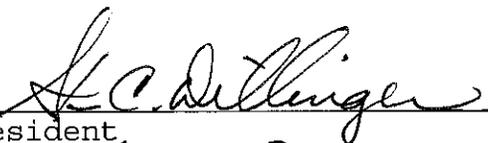
CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Maple Village/Sonoma Section 9 Arm

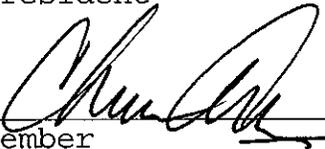
On this 23rd day of November, 2015, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Maple Village/Sonoma Section 9 Arm*.

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.

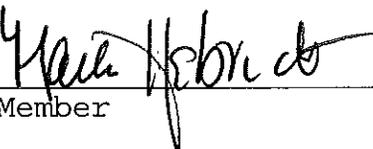
HAMILTON COUNTY DRAINAGE BOARD



President



Member



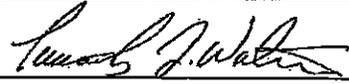
Member

Attest: 
Executive Secretary



Sonoma Section 9
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 9/10/2015

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 23.00	212	\$ 4,876
12" End Section	EA	\$ 1,412.00	1	\$ 1,412
12" Trash Guard	EA	\$ 600.00	1	\$ 600
15" Pipe	LF	\$ 27.30	327	\$ 8,927
15" End Section	EA	\$ 1,515.00	1	\$ 1,515
15" Trash Guard	EA	\$ 660.00	1	\$ 660
18" Pipe	LF	\$ 35.00	1455	\$ 50,925
18" End Section	EA	\$ 1,600.00	3	\$ 4,800
18" Trash Guard	EA	\$ 700.00	3	\$ 2,100
21" Pipe	LF	\$ 36.15	63	\$ 2,277
21" End Section	EA	\$ 1,800.00	1	\$ 1,600
21" Trash Guard	EA	\$ 750.00	1	\$ 750
24" Pipe	LF	\$ 41.55	432	\$ 17,950
24" End Section	EA	\$ 1,750.00	1	\$ 1,750
24" Trash Guard	EA	\$ 800.00	1	\$ 800
Pond Outlet Structure	EA	\$ 2,800.00	1	\$ 2,800
Standard Storm Manholes	EA	\$ 2,300.00	6	\$ 13,800
Large Storm Manholes & Double Inlets	EA	\$ 2,750.00	2	\$ 5,500
Storm Inlets	EA	\$ 2,480.00	9	\$ 22,320
Sand Backfill and Bedding	TON	\$ 13.25	170	\$ 2,253
Subtotal 1				\$ 147,615
Sub-surface Drains - under curb	LF	\$ 7.50	2,290	\$ 17,175
Sub-surface Drains - swales	LF	\$ 7.75	2,432	\$ 18,848
Sub-surface Drains - sump laterals	EA	\$ 167.00	49	\$ 8,183
Subtotal 2				\$ 44,206
Total				\$ 191,821
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	49.00	\$ 4,900
Street Centerline Monumentation	EA	\$ 150.00	5.00	\$ 750
Total				\$ 5,650
Erosion Control				
--> Not Applicable - Property annexed by City of Westfield and governed by Westfield MS4 permit.			NA	NA
Total				\$ -
Grand Total				\$ 197,471
Per Hamilton County Ordinance - Bond Amount				120% \$ 236,965

BY: 

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

317 818-2900 ♦ 317 863-2055 fax

9757 Westpoint Drive Suite 600 ♦ Indianapolis IN 46256

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

*Little Eagle Creek Drain,
Maple Village/Sonoma 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 Village/Sonoma Section 9 Arm** on **November 23, 2015** 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 Village/Sonoma 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 **November 23, 2015** 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