



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 2, 2010

TO: Hamilton County Drainage Board

RE: Little Eagle Creek Drain, Maple Knoll Section 4A Arm

Attached is a petition filed by Platinum Properties, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Maple Knoll Section 4A 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:

6" SSD	2,735 ft.	18" RCP	245 ft.
12" RCP	756 ft.	24" RCP	392 ft.
15" RCP	153 ft.		

The total length of the drain will be 4,281 feet.

The retention pond (existing Lake #4) located in common area #27A is to be considered part of the regulated drain. Pond maintenance shall include the inlet(s), outlet(s), sediment removal, and erosion control along the banks as part of the regulated drain. The maintenance of the pond (existing Lake #4) such as mowing and aquatic vegetation control will be the responsibility of the Homeowners Association. The Board however, will 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. Only the main SSD lines which are located within the right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain.

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 \$10.00 per acre for common areas and platted lots, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain/this section will be \$1,767.70.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: ITC Acceptance Company  
Date: October 1, 2009  
Number: 001954  
For: Storm Drainage  
Amount: \$90,490.00

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 request. The request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Maple Knoll Section 4A (PC 4, Slide 586 & 594) as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for May 24, 2010.



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/lm

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

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

In the matter of Maple Knoll Subdivision, Section  
4 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 4, 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

**Kenneth Brasseur**  
Printed Name

**June 1, 2009**  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Maple Knoll Section 4A  
 Engineers Estimate - Storm Sewers & Monumentation  
 Original: 8/7/09  
 By: TKB

Item	Unit	Unit Cost	Quantities	Cost
<b>Storm Drainage</b>				
12" Pipe	LF	\$ 18.50	756 \$	13,986
12" End Section	EA	\$ 700.00	1 \$	700
12" Trash Guard	EA	\$ 250.00	1 \$	250
15" Pipe	LF	\$ 21.00	153 \$	3,213
15" End Section	EA	\$ -	\$	-
15" Trash Guard	EA	\$ -	\$	-
18" Pipe	LF	\$ 21.75	245 \$	5,329
18" End Section	EA	\$ -	\$	-
18" Trash Guard	EA	\$ -	\$	-
21" Pipe	LF	\$ -	\$	-
21" End Section	EA	\$ -	\$	-
21" Trash Guard	EA	\$ -	\$	-
24" Pipe	LF	\$ 31.00	392 \$	12,152
24" End Section	EA	\$ 1,000.00	1 \$	1,000
24" Trash Guard	EA	\$ 350.00	1 \$	350
27" Pipe	LF	\$ -	\$	-
27" End Section	EA	\$ -	\$	-
27" Trash Guard	EA	\$ -	\$	-
30" Pipe	LF	\$ -	\$	-
30" End Section	EA	\$ -	\$	-
30" Trash Guard	EA	\$ -	\$	-
33" Pipe	LF	\$ -	\$	-
33" End Section	EA	\$ -	\$	-
33" Trash Guard	EA	\$ -	\$	-
36" Pipe	LF	\$ -	\$	-
36" End Section	EA	\$ -	\$	-
36" Trash Guard	EA	\$ -	\$	-
42" Pipe	LF	\$ -	\$	-
42" End Section	EA	\$ -	\$	-
42" Trash Guard	EA	\$ -	\$	-
48" Pipe	LF	\$ -	\$	-
48" End Section	EA	\$ -	\$	-
48" Trash Guard	EA	\$ -	\$	-
Standard Storm Manholes	EA	\$ 1,350.00	4 \$	5,400
Large Storm Manholes & Double Inlets	EA	\$ -	\$	-
Storm Inlets	EA	\$ 1,250.00	11 \$	13,750
Sand Backfill and Bedding	TON		\$	-
Sub-total			\$	56,130
Sub-surface Drains - under curb	LF	\$ 4.50	2,964 \$	13,338
Sub-surface Drains - in swales	LF	\$ -	\$	-
Sub-surface Drains - sump laterals	LF	\$ 4.50	500 \$	2,250
<b>Total</b>			\$	<b>71,718</b>
<b>Monuments &amp; Markers</b>				
Lot Corner Monuments	LOT	\$ 100.00	25.00 \$	2,500
Street Centerline Monumentation	EA	\$ 170.00	7.00 \$	1,190
<b>Total</b>			\$	<b>3,690</b>
<b>Erosion Control</b>				
--> Not Applicable - Property annexed by Town of Westfield and governed by Westfield MS4 permit.			NA	NA
<b>Total</b>			\$	-
<b>Grand Total</b>			\$	<b>75,408</b>
<b>Per Hamilton County Ordinance - Bond Amount</b>			120% \$	<b>90,490</b>

FINDINGS AND ORDER

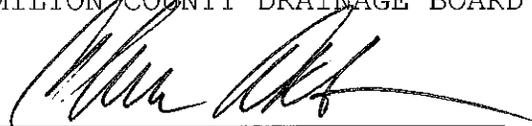
CONCERNING THE MAINTENANCE OF THE

**Little Eagle Creek Drain, Maple Knoll Section 4A Arm**

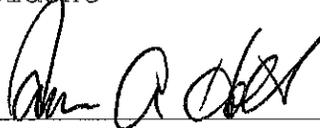
On this 24<sup>th</sup> day of May 2010, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Little Eagle Creek Drain, Maple Knoll Section 4A Arm**

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: 

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

***Little Eagle Creek Drain, Maple Knoll Section 4A***

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 4A** on **May 24, 2010** 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 Knoll Section 4A Arm*

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **May 24, 2010** 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



SURVEYOR'S OFFICE

# Hamilton County

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*Surveyor of Hamilton County*  
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*Suite 188*  
*One Hamilton County Square*  
*Noblesville, Indiana 46060-2230*

**To: Hamilton County Drainage Board**

**May 16, 2011**

**Re: Little Eagle Creek Drain: Maple Knoll Section 4A**

Attached are as-builts, certificate of completion & compliance, and other information for Maple Knoll Section 4A. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated March 2, 2010. The report was approved by the Board at the hearing held May 24, 2010. (See Drainage Board Minutes Book 12, Pages 559-560) The changes are as follows: The 6" SSD was shortened from 2735 feet to 2622 feet. The 12" RCP was lengthened from 756 feet to 760 feet. The 15" RCP was lengthened from 153 feet to 155 feet. The 24" RCP was lengthened from 392 feet to 415 feet. The length of the drain due to the changes described above is now **4197 feet**.

The non-enforcement was approved by the Board at its meeting on June 24, 2010 and recorded under instrument #2010026490. The following sureties were guaranteed by ITC Acceptance Company and released by the Board on its December 10, 2010 meeting.

**Bond-LC No:** 001954  
**Insured For:** Storm Sewers  
**Amount:** \$90,490.00  
**Issue Date:** October 1, 2009

I recommend the Board approve the drain's construction as complete and acceptable.

Sincerely,

---

Kenton C. Ward, CFM  
Hamilton County Surveyor

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: **Maple Knoll, Section 4A**

I hereby certify that:

1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I have personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

Signature:  Date: November 5, 2010

Type or Print Name: Dennis D. Olmstead

Business Address: Stoepelwerth & Associates, Inc.

9765 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

900012



