

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*

December 13, 2010

TO: Hamilton County Drainage Board

RE: Little Eagle Creek Drain, Maple Village Section 5 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 Village Section 5 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	543 ft.	24" RCP	487 ft.
15" RCP	176 ft.	30" RCP	520 ft.
18" RCP	143 ft.	36" RCP	130 ft.
21" RCP	130 ft.	42" RCP	157 ft.
6" SSD	4,793 ft.		

The total length of the drain will be 7,082 feet.

Included in the footage above is 22 feet of 24" RCP that is extending existing Str. 669, part of the Maple Village Section 2 Arm of Little Eagle Creek, so the pipe discharges at the water surface of existing Pond #3.

This section of drain will also intercept the private tile that extends beyond Sta. 0+00 of the S.M. Smith Arm of Little Eagle Creek Drain. With the upstream watershed area captured by the new drain system, from Sta. 0+00 to 5+00 of the original 1882 legal description of the S.M. Smith Drain and Sta. 5+00 to 7+27 of the Maple Village Section 2 Arm will be vacated. This will remove 727 feet of drain from the Little Eagle Creek Drain footage.

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 \$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/this section will be \$2,651.90.


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: July 27, 2010  
Number: 72710.1  
For: Storm Sewers & Sub-Surface Drains  
Amount: \$159,240.00

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 Village (Sonoma) Section 5 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 24, 2011.



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

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 Village Subdivision, Section  
5 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 Village, Section 5, 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

**April 7, 2009**  
Date

\_\_\_\_\_  
Signed

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

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

\_\_\_\_\_  
Date

FINDINGS AND ORDER

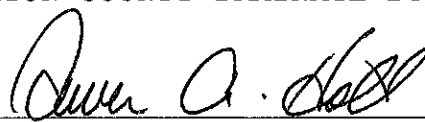
CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Maple Village Section 5 Arm

On this **24th day of January, 2011**, 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 Section 5 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.

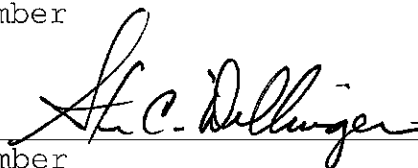
HAMILTON COUNTY DRAINAGE BOARD



\_\_\_\_\_  
President



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member

Attest:



FINDINGS AND ORDER

CONCERNING THE PARTIAL VACATION OF THE

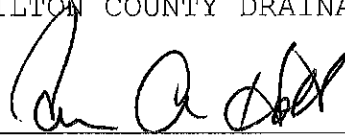
**S. M. Smith Drain, Maple Village Section 2**

**Station 5+00 to Station 7+27**

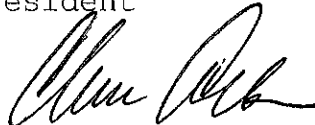
On this **24<sup>th</sup> day of January, 2011**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **S. M. Smith Drain, Maple Village Section 2, Station 5+00 to Station 7+27**.

Evidence has been heard. Objections were presented and considered. The Board then adopted an order of action. The Board now finds that the costs of continued maintenance to the portion of the above drain exceed the benefits to the real estate benefited by the portion of the drain to be abandoned and issues this order vacating the above section of the **S. M. Smith Drain, Maple Village Section 2, Station 5+00 to Station 7+27**.

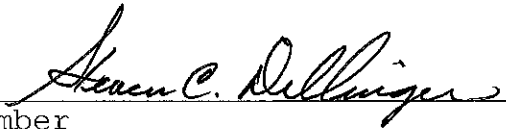
HAMILTON COUNTY DRAINAGE BOARD



\_\_\_\_\_  
President



\_\_\_\_\_  
Member



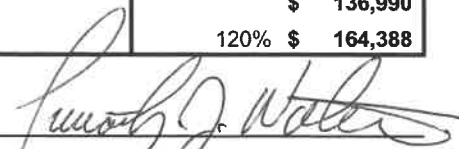
\_\_\_\_\_  
Member

Attest:



Maple Village Section 5 (AKA Sonoma)  
 Engineers Estimate - Storm Sewers & Monumentation  
 Original: 6/18/10  
 By: TKB

Item	Unit	Unit Cost	Quantities	Cost
<b>Storm Drainage</b>				
12" Pipe	LF	\$ 17.00	546 \$	9,282
12" End Section	EA	\$ 800.00	2 \$	1,600
12" Trash Guard	EA	\$ 300.00	2 \$	600
15" Pipe	LF	\$ 18.50	176 \$	3,256
15" End Section	EA		0 \$	-
15" Trash Guard	EA		0 \$	-
18" Pipe	LF	\$ 20.50	151 \$	3,096
18" End Section	EA		0 \$	-
18" Trash Guard	EA		0 \$	-
21" Pipe	LF	\$ 25.00	146 \$	3,650
21" End Section	EA		0 \$	-
21" Trash Guard	EA		0 \$	-
24" Pipe	LF	\$ 29.00	464 \$	13,456
24" End Section	EA		0 \$	-
24" Trash Guard	EA		0 \$	-
27" Pipe	LF		0 \$	-
27" End Section	EA		0 \$	-
27" Trash Guard	EA		0 \$	-
30" Pipe	LF	\$ 40.00	520 \$	20,800
30" End Section	EA		0 \$	-
30" Trash Guard	EA		0 \$	-
33" Pipe	LF		0 \$	-
33" End Section	EA		0 \$	-
33" Trash Guard	EA		0 \$	-
36" Pipe	LF	\$ 50.00	130 \$	6,500
36" End Section	EA		0 \$	-
36" Trash Guard	EA		0 \$	-
42" Pipe	LF	\$ 60.00	157 \$	9,420
42" End Section	EA	\$ 2,000.00	1 \$	2,000
42" Trash Guard	EA	\$ 500.00	1 \$	500
48" Pipe	LF		- \$	-
48" End Section	EA		- \$	-
48" Trash Guard	EA		- \$	-
Standard Storm Manholes	EA	\$ 1,300.00	6 \$	7,800
Large Storm Manholes & Double Inlets	EA		\$	-
Storm Inlets	EA	\$ 1,150.00	20 \$	23,000
Sand Backfill and Bedding	TON	\$ 9.50	593.00 \$	5,640
Sub-total				\$ 110,600
Sub-surface Drains - under curb	LF	\$ 4.40	5,018 \$	22,100
Sub-surface Drains - in swales	LF		\$	-
Sub-surface Drains - sump laterals	LF		\$	-
<b>Total</b>				<b>\$ 132,700</b>
<b>Monuments &amp; Markers</b>				
Lot Corner Monuments	LOT	\$ 100.00	31.00 \$	3,100
Street Centerline Monumentation	EA	\$ 170.00	7.00 \$	1,190
<b>Total</b>				<b>\$ 4,290</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>\$ 136,990</b>
<b>Per Hamilton County Ordinance - Bond Amount</b>			120% \$	<b>164,388</b>

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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF THE

*Little Eagle Creek Drain, Maple Village Section 5*

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **January 24, 2011** 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



BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

*Little Eagle Creek Drain, Maple Village Section 5 Arm*

NOTICE

To Whom It May Concern and: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

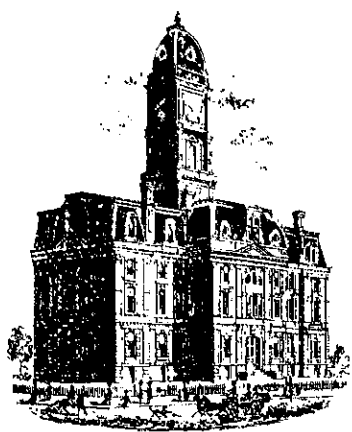
Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Little Eagle Creek Drain, Maple Village Section 5 Arm** on **January 24, 2011 at 9:15 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction 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

2201



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*

**To: Hamilton County Drainage Board**

**June 20, 2011**

**Re: Little Eagle Creek Drain, Maple Village Section 5**

Attached are as-builts, certificate of completion & compliance, and other information for Maple Village Section 5. 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 December 13, 2010. The report was approved by the Board at the hearing held January 24, 2011. (See Drainage Board Minutes Book 13, Pages 250-252)

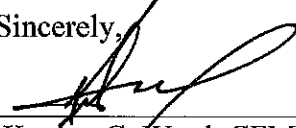
The changes are as follows:

The 12" RCP was shortened from 543 feet to 539 feet. The 15" RCP was lengthened from 176 feet to 178 feet. The 21" RCP was shortened from 130 feet to 129 feet. The 24" RCP was shortened from 487 feet to 485 feet. The 30" RCP was lengthened from 520 feet to 523 feet. The 36" RCP was lengthened from 130 feet to 131 feet. The 42" RCP was shortened from 157 feet to 155 feet. The 6" SSD was lengthened from 4,793 feet to 4,872 feet. The length of the drain due to the changes described above is now **7,152 feet**.

The non-enforcement was approved by the Board at its meeting on January 24, 2011 and recorded under instrument #2011116748. The following sureties were guaranteed by ITC Acceptance Company and released by the Board on its June 27, 2011 meeting.

**Bond-LC No:** 72710.1  
**Insured For:** Storm Sewers  
**Amount:** \$159,240.00  
**Issue Date:** July 30, 2010

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 Village, Section 5**

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: December 9, 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

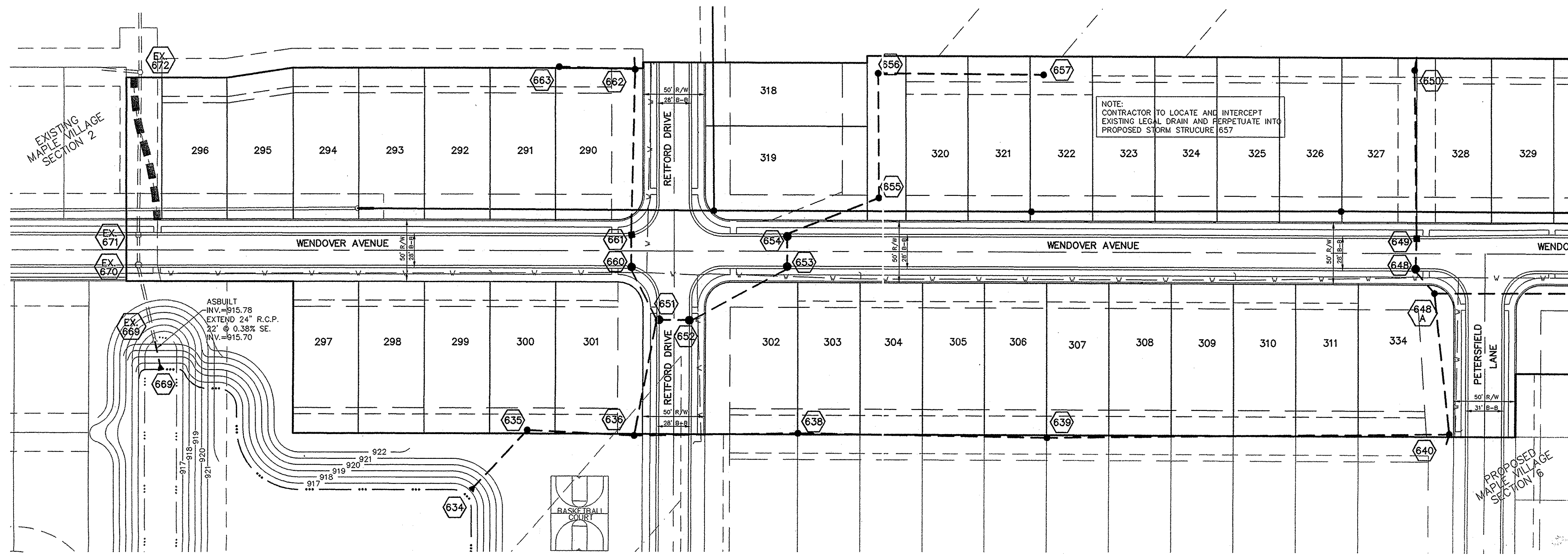
SEAL

INDIANA REGISTRATION NUMBER

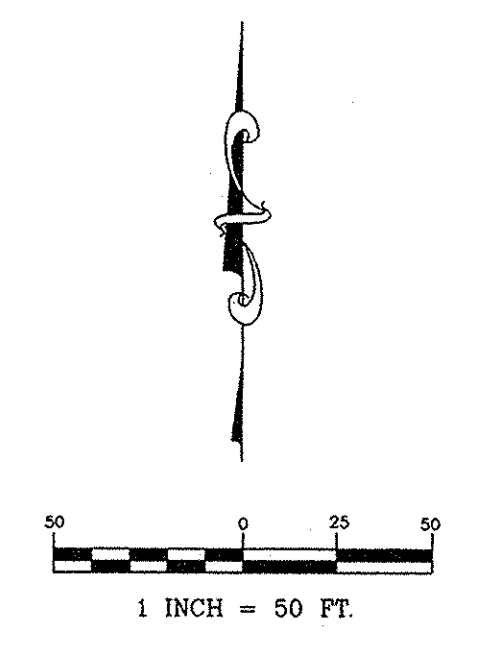
900012







NOTE: CONTRACTOR TO LOCATE AND INTERCEPT EXISTING LEGAL DRAIN AND PERPETUATE INTO PROPOSED STORM STRUCTURE 657



# RECORD DRAWING

*D.D.O.*  
 DENNIS D. OLMSTEAD  
 Registered Land Surveyor  
 No. 900012  
 DATE 11/19/2010



NOTE: ALL STORM STRUCTURES TO RECEIVE SOLID LID CASTINGS ARE TO BE CONSTRUCTED TO PROVIDE ONE 4" RISER RING NO MORE, NO LESS TO ACHIEVE PLAN RIM GRADE.

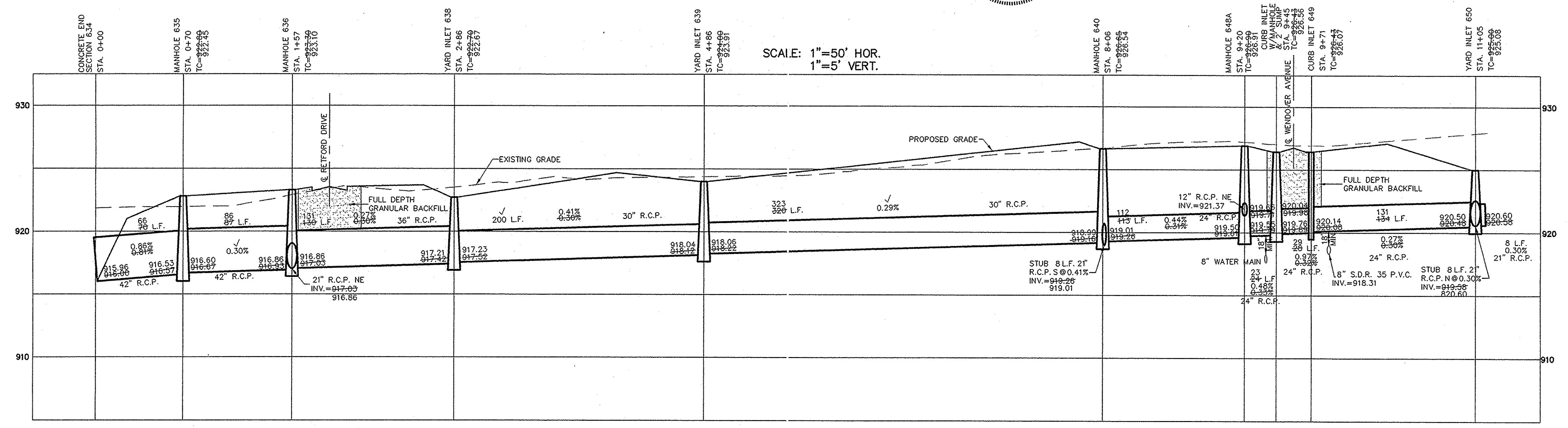
ALL YARD INLETS ARE TO BE CONSTRUCTED AT A TOLERANCE OF +0.00' TO -0.20' OF PLAN GRADE.

ALL STORM SEWER CASTINGS SHALL BE LABELED "DUMP NO WASTE-DRAINS TO WATERWAY"

ALL STORM CROSSINGS IN RIGHT OF WAY WITH LESS THAN 30" COVER TO FINISH PAVEMENT GRADE WILL BE BACKFILLED WITH #8 STONE

ALL SSD'S (SUBSURFACE DRAINS) WILL NEED TO BE DOUBLE WALL SMOOTH BORE PERFORATED (HDPE) PIPE.

SCALE: 1" = 50' HOR.  
 1" = 5' VERT.



This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.  
 Entry Date: June 2011  
 Entered By: *SLM*

11/19/10	ASBUILT	KRG
6/29/10	REVISE PROFILE	TWF
3/16/10	ADD 7 LOTS PER CLIENTS REQUEST	GDK
6/9/09	REVISED PER AGENCY COMMENTS	BKR
5/27/09	REVISED STORM AND PROFILE	KRG
5/5/09	REVISED STORM	KRG
	REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER  
 No. 10200495  
 STATE OF INDIANA  
 JAMES O. RINEHART, P.E.

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THAT SPECIFICALLY STATED HEREIN. ORIGINAL BOUNDARY SURVEY ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 4/1/09

STOEPPELWERTH & ASSOCIATES, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 7965 East 106th Street, Fishers, IN 46038-2505  
 Phone: (317) 849-5935 Fax: (317) 849-5942  
 Toll Free: (800) 728-6817

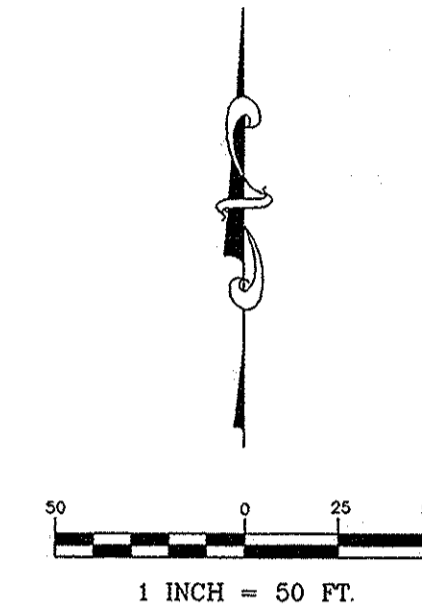
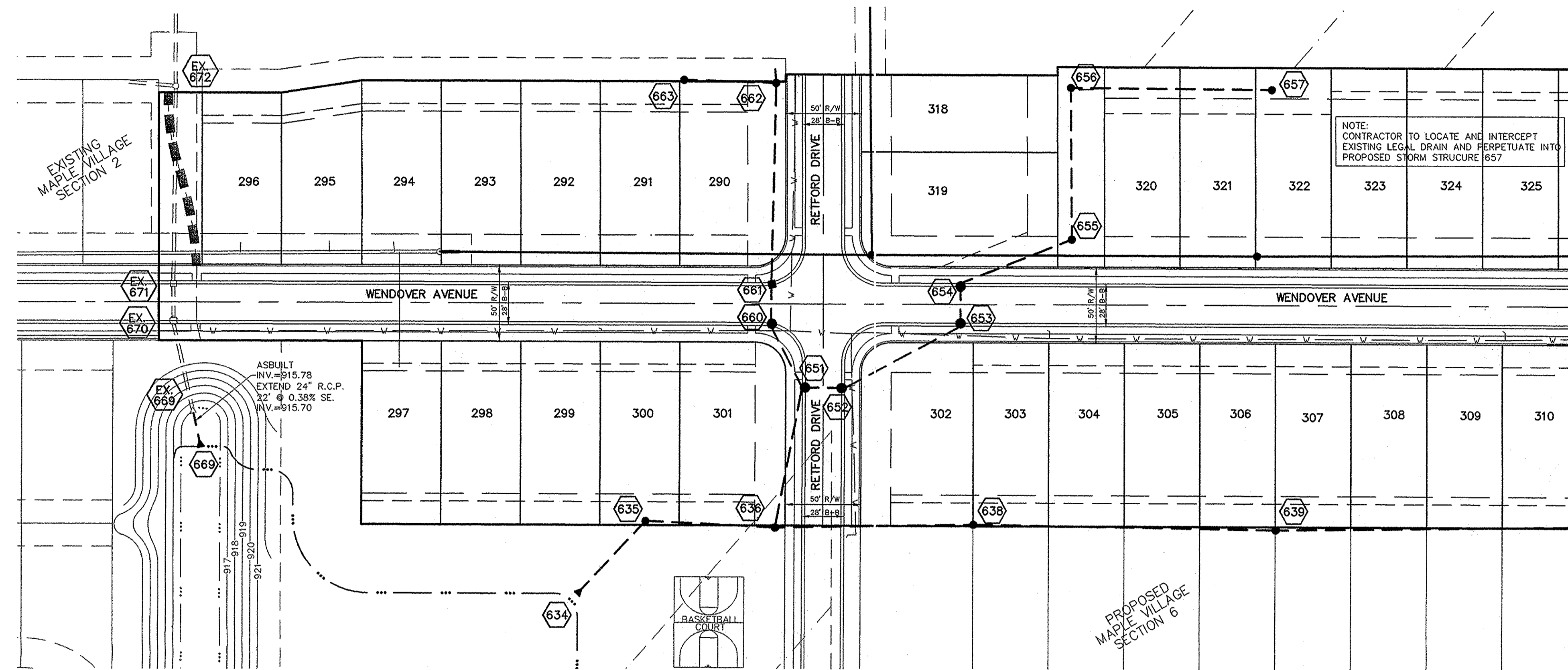
STORM PLAN & PROFILES  
 MAPLE VILLAGE (SONOMA)  
 SECTION 5  
 WESTFIELD, WASHINGTON TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: CRM  
 CHECKED BY: BKR  
 SHEET NO. C600  
 S & A JOB NO. 50690PLA-S5

# RECORD DRAWING

*D. D. Olmstead*  
 DENNIS D. OLMSTEAD  
 Registered Land Surveyor  
 No. 900012

DATE 11/19/2014  
 DENNIS D. OLMSTEAD  
 REGISTERED  
 No. 900012  
 STATE OF INDIANA  
 LAND SURVEYOR



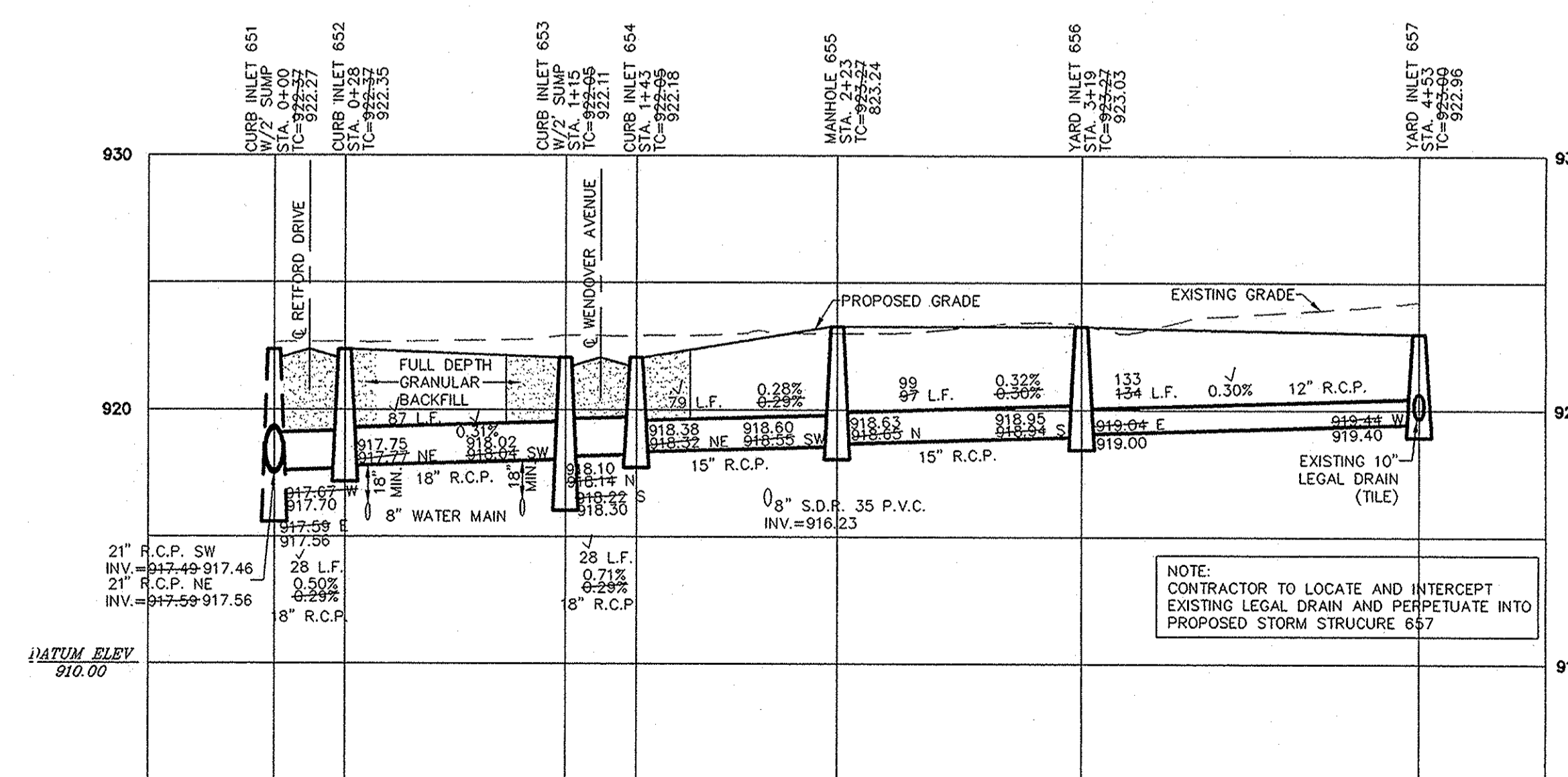
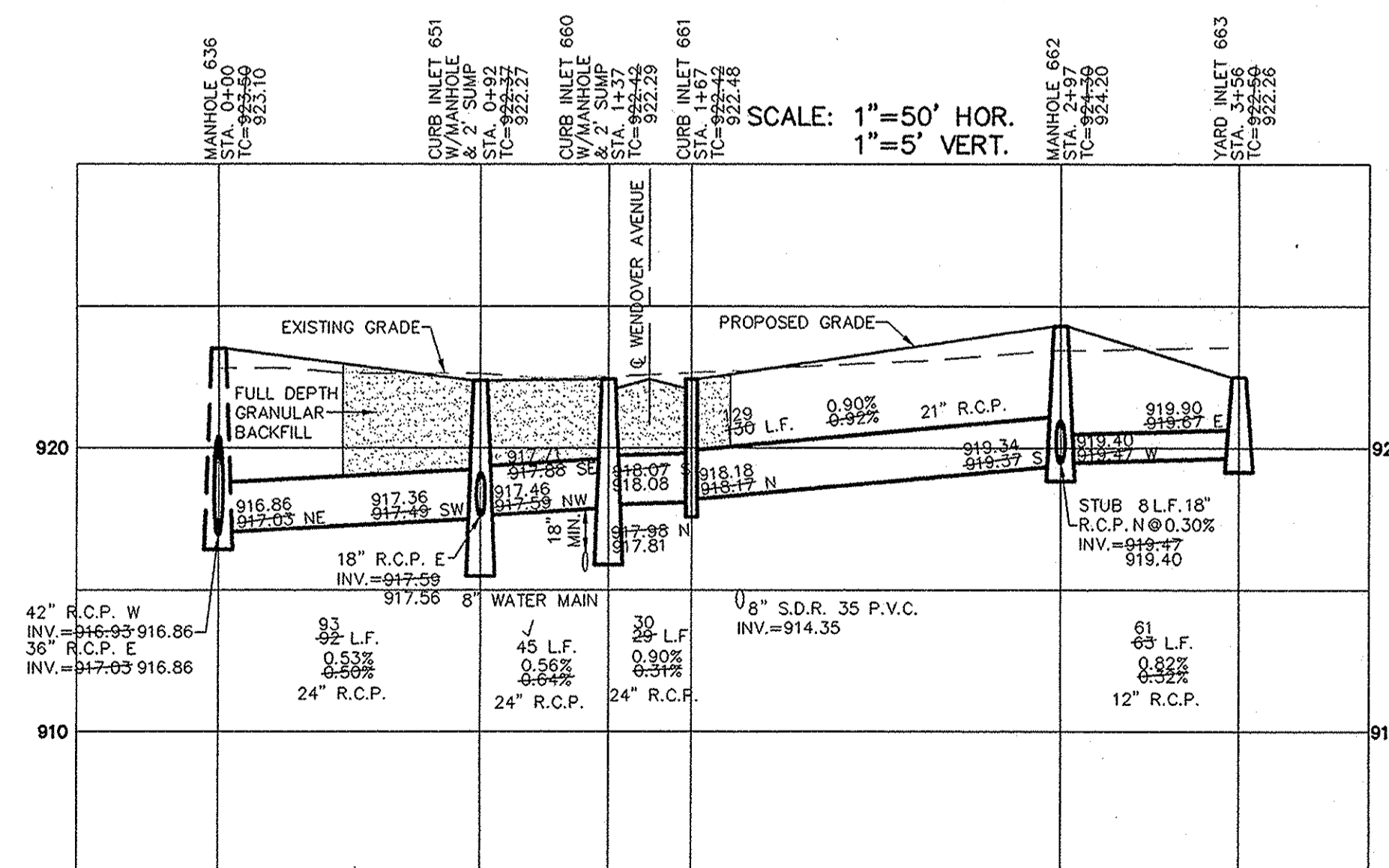
NOTE: ALL STORM STRUCTURES TO RECEIVE SOLID LID CASTINGS ARE TO BE CONSTRUCTED TO PROVIDE ONE 4" RISER RING NO MORE, NO LESS TO ACHIEVE PLAN RIM GRADE.

ALL YARD INLETS ARE TO BE CONSTRUCTED AT A TOLERANCE OF +0.00' TO -0.20' OF PLAN GRADE.

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 Entry Date: June 2014  
 Entered by: *SLM*

ASBULE	7/15/10	KRG
ADD 7 LOTS PER CLIENTS REQUEST	7/16/10	GDK
REVISED PER AGENCY COMMENTS	7/27/08	BKR
REVISED STORM SEWER	7/27/08	KRG
DATE	MARK	REVISIONS
		BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE REPORT OF A SURVEYOR LOCATION.

CERTIFIED: 4/1/09

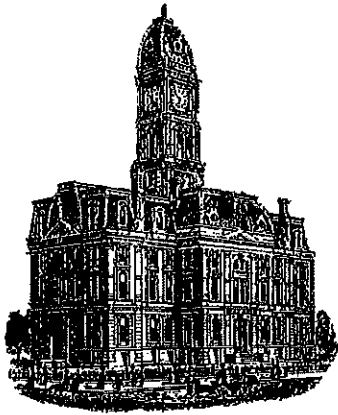
REGISTERED  
 No. 10200405  
 STATE OF INDIANA  
 PROFESSIONAL ENGINEER

STOEPPELWERTH & ASSOCIATES, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 7965 East 106th Street, Fishers, IN 46038-2505  
 Phone: (317) 849-5935 Fax: (317) 849-5942  
 Toll Free: (800) 728-6817



STORM PLAN & PROFILES  
 MAPLE VILLAGE (SONOMA)  
 SECTION 5  
 WESTFIELD, WASHINGTON TOWNSHIP  
 HAMILTON COUNTY, INDIANA

DRAWN BY: CRM  
 CHECKED BY: BKR  
 SHEET NO. C601  
 5 & A JOB NO. 50690PLA-S5



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*Surveyor of Hamilton County*  
*Phone (317) 776-8495*  
*Fax (317) 776-9628*

*Suite 188*  
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*Noblesville, Indiana 46060-2230*

### ***Map Correction-Field Verification***

**Drain Number:** 350

**Drain Length:** 7152

**Drain Name:** Maple Village Sec. 5

**Change + / - :** -22

**Date:** 2-17-2017

**New Length:** 7130

**Verified By:** SLM

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**Notes & Sketch:**

The 24" RCP was incorrectly totaled on the final report. The actual footage of 24" RCP is 463 feet.

**Suzanne L. Mills**  
**GIS Specialist**