



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 23, 2006

TO: Hamilton County Drainage Board

RE: John Edwards Drain, Maple Knoll Section 3 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 3 Arm, John Edwards 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	6465 ft.	18" RCP	685 ft	27" RCP	539 ft.
12" RCP	726 ft.	21" RCP	851 ft	30" RCP	313 ft.
15" RCP	1251 ft.	24" RCP	658 ft.		

The total length of the drain will be 11,488 feet.

The retention pond (lake #1) located in Common Area #13 is to be considered part of the regulated drain. Pond maintenance shall include the inlet, outlet, sediment removal and erosion control along the banks as part of the regulated drain. The maintenance of the pond (lake) such as 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 (lake) 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 along 161st Street. 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. The portion of the SSD which will be regulated other than those under curbs are as follows:

SSD along 161st Street, running east from Str. 247

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 \$65.00 per platted lot, and minimum \$2.00 per acre for roadways. With this assessment the total annual assessment for this drain/this section will be \$4,289.20.

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:

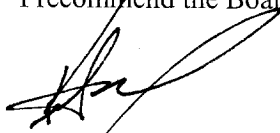
Agent: Bond Safeguard Insurance Company
Date: June 6, 2006
Number: 5022217
For: Storm Drainage
Amount: \$291,816.00

Parcels assessed for this drain may be assessed for the Little Eagle Creek Drain at sometime in the future.

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 3 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for February 26, 2007.



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 Knoll**
3 Subdivision, Section
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 3**, 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 

Timothy J. Walter

Printed Name

December 12, 2005

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

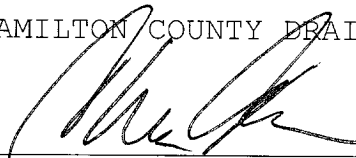
Date

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
John Edwards Drain, Maple Knoll Section 3 Arm

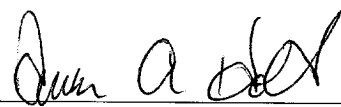
On this **26th day of February 2007**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **John Edwards Drain, Maple Knoll Section 3 Arm**.

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.

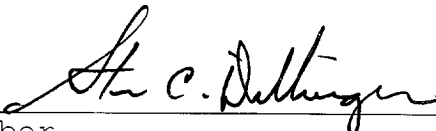
HAMILTON COUNTY DRAINAGE BOARD



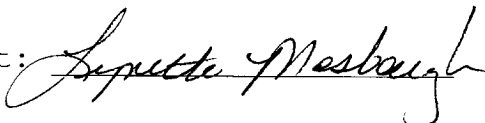
President



Member



Member

Attest: 

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: **Maple Knoll, Section Three**

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: May 15, 2007

Type or Print Name: David J. Stoeppelwerth

Business Address: 7965 East 106th Street

Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL



INDIANA REGISTRATION NUMBER

80040474

FILED

MAY 16 2007

OFFICE OF HAMILTON COUNTY SURVEYOR



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

September 16, 2008

Re: John Edwards Drain: Maple Knoll Section 3

Attached are as-builts, certificate of completion & compliance, and other information for Maple Knoll Section 3. 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 October 23, 2006. The report was approved by the Board at the hearing held February 26, 2007. (See Drainage Board Minutes Book 10, Pages 78-80) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:	Changes:
251-250	53	12	RCP	910	909.81	0.36	
250-246	104	12	RCP	909.81	908.61	1.15	
246-245	126	15	RCP	908.61	907.88	0.58	
245-244	389	15	RCP	907.88	902.62	1.35	2
244-243	54	15	RCP	902.29	902.09	0.61	-3
243-242	29	18	RCP	902.29	902.09	0.69	
242-241	156	18	RCP	902.09	897.42	2.99	1
241-240	131	21	RCP	897.42	897.13	0.22	-1
262-261	28	12	RCP	910.99	910.71	1	
261-260	147	12	RCP	910.71	907.9	1.91	1
260-259	148	15	RCP	907.9	907.26	0.43	-2
259-255	128	18	RCP	907.26	906.64	0.48	
255-254	77	21	RCP	906.64	906.12	0.68	
254-253	77	21	RCP	906.12	904.66	1.9	
253-252	63	21	RCP	900.43	899.05	2.19	-2
263-253	138	21	RCP	901.04	900.43	0.44	2
263-264	28	21	RCP	901.18	901.04	0.5	
257-256	61	12	RCP	907.87	907.25	1.02	-1
256-255	137	15	RCP	907.25	906.64	0.45	1
258-256	28	12	RCP	907.38	907.25	0.46	
270-269	89	12	RCP	907.02	905.25	1.99	-3
269-268	148	18	RCP	905.25	904.55	0.47	-1

268-267	28	18	RCP	904.55	904.21	1.21	
267-266	104	18	RCP	904.21	902.62	1.53	
266-265	148	21	RCP	902.62	901.93	0.47	2
265-264	144	21	RCP	901.93	901.18	0.52	-2
273-266	28	12	RCP	902.81	902.62	0.68	
271-269	30	15	RCP	905.56	905.25	1.03	
277-278	177	15	RCP	894.38	893.96	0.24	-2
275-276	306	30	RCP	896.95	893.87	1.01	-7
281-280	186	15	RCP	894.33	893.83	0.27	
280-279	89	18	RCP	893.83	893.61	0.25	-3
248-249	46	21	RCP	904.25	903.67	1.26	2
249-249A	144	24	RCP	903.67	902.35	0.92	2
249A-249B	168	24	RCP	902.35	900.57	1.06	2
249B-249C	349	24	RCP	900.57	897.06	1.01	-1
249C-249D	350	27	RCP	897.06	895.18	0.54	5
249D-249E	184	27	RCP	895.18	894	0.64	-10

6" SSD Streets:

Corby	438.5
Howden Ct.	544.5
Howden Dr.	670
Maryport Dr.	549
Hadleigh Pass	912.5
x2	

Total: 6229

RCP Pipe Totals:

12	538
15	1247
18	682
21	852
24	661
27	534
30	306

Total: 4820

The length of the drain due to the changes described above is now **11,049 feet**. It should be noted that the drain between proposed Structure 247 and 246 was not installed. The SSD that would run along the north side of 161st Street was not installed either.

The non-enforcement was approved by the Board at its meeting on February 26, 2007 and recorded under instrument #2007012846.

The following sureties were guaranteed by Bond Safeguard Insurance Company and released by the Board on its December 10, 2007 meeting.

Bond-LC No: 5022217

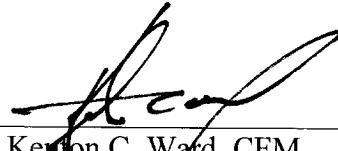
Insured For: Storm, Monumentation & Markers & Erosion Control

Amount: \$339,216.00

Issue Date: June 26, 2006

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

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Ward', written over a horizontal line.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm



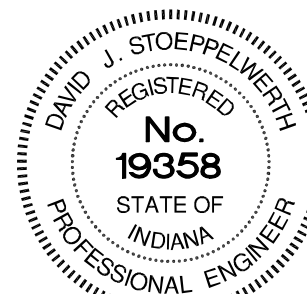
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David J. Stoppelwerth
 DAVID J. STOEPPELWERTH
 Registered Land Surveyor
 No. 80040474

05/15/07
DATE

ELEVATION: 913.16' (NAVD 88)



- | | |
|-------|--------------------------------|
| GB | DENOTES "GARDEN BASEMENT" LOTS |
| 700 | LOT NUMBER |
| 897.4 | PAD ELEVATION |
| | PAD SIZE AS LABELED |
| W.O. | DENOTES "WALK-OUT" LOTS |

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

- PROPOSED 6" UNDERDRAINS (DOUBLE WALL HANCOR
HI-Q SSD PIPE OR EQUAL)
4" S.S.D. LATERALS

GENERAL NOTES:

1.) 5' CONCRETE WALK ACROSS THE FRONTAGE OF ANY COMMON AREAS TO BE INSTALLED BY THE DEVELOPER OR THEIR REPRESENTATIVE.

2.) BLUE REFLECTORS SHALL BE INSTALLED IN THE CENTER LINE OF THE PAVEMENT TO MARK FIRE HYDRANTS PER THE TOWN OF WESTFIELD'S UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS.

NOTE:
BUILDING UP AROUND THE SANITARY MANHOLES IN THE
FLOODPLAIN WILL REQUIRE THAT THE SPOILS NEED TO COME
FROM AROUND THE FLOODPLAIN AREA OR THE AREA NEEDS
TO BE COMPENSATED.

NOTE: DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, LIGHT POLES, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE RIGHT OF WAY.

"HOLEY MOLEY"
SAYS:



LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE, (including, but not limited to, manholes, inlets, valves, & marks made upon the ground by others.) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATION OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544

CALL TOLL FREE

1-800-428-5200

SITE DEVELOPMENT PLAN

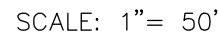
MAPLE KNOLL, SECTION THREE

SHEET NO.

C200

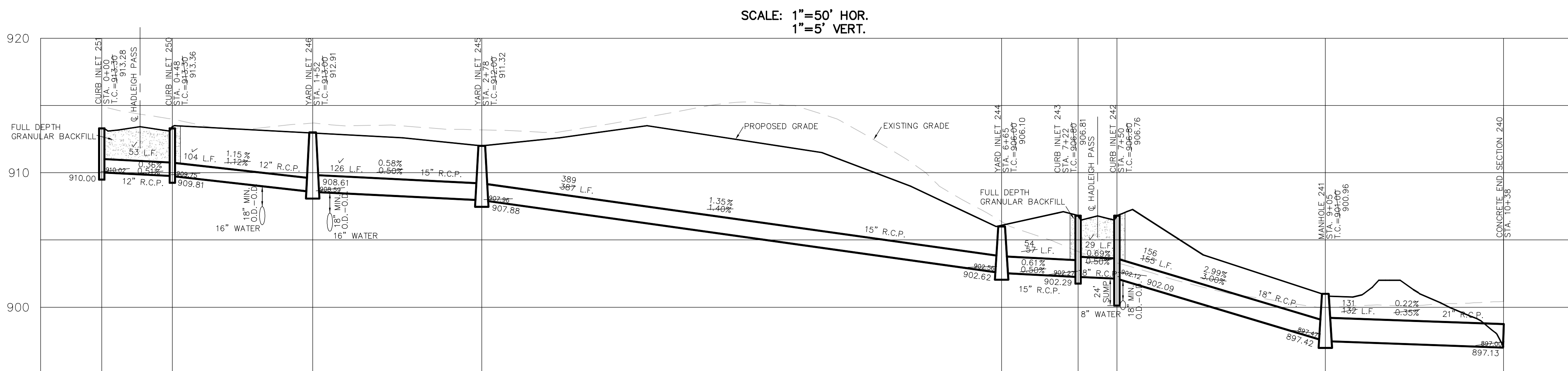
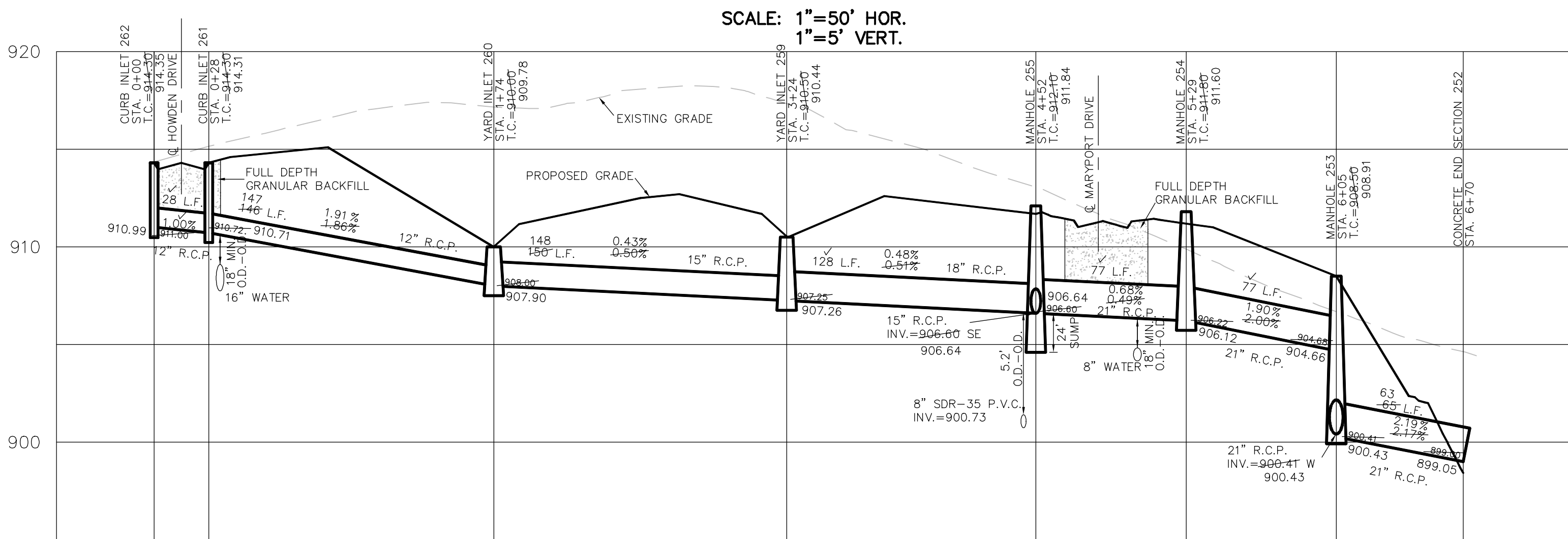
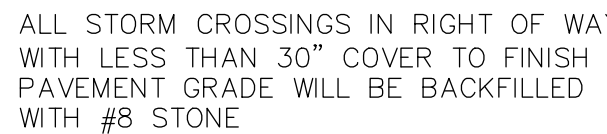
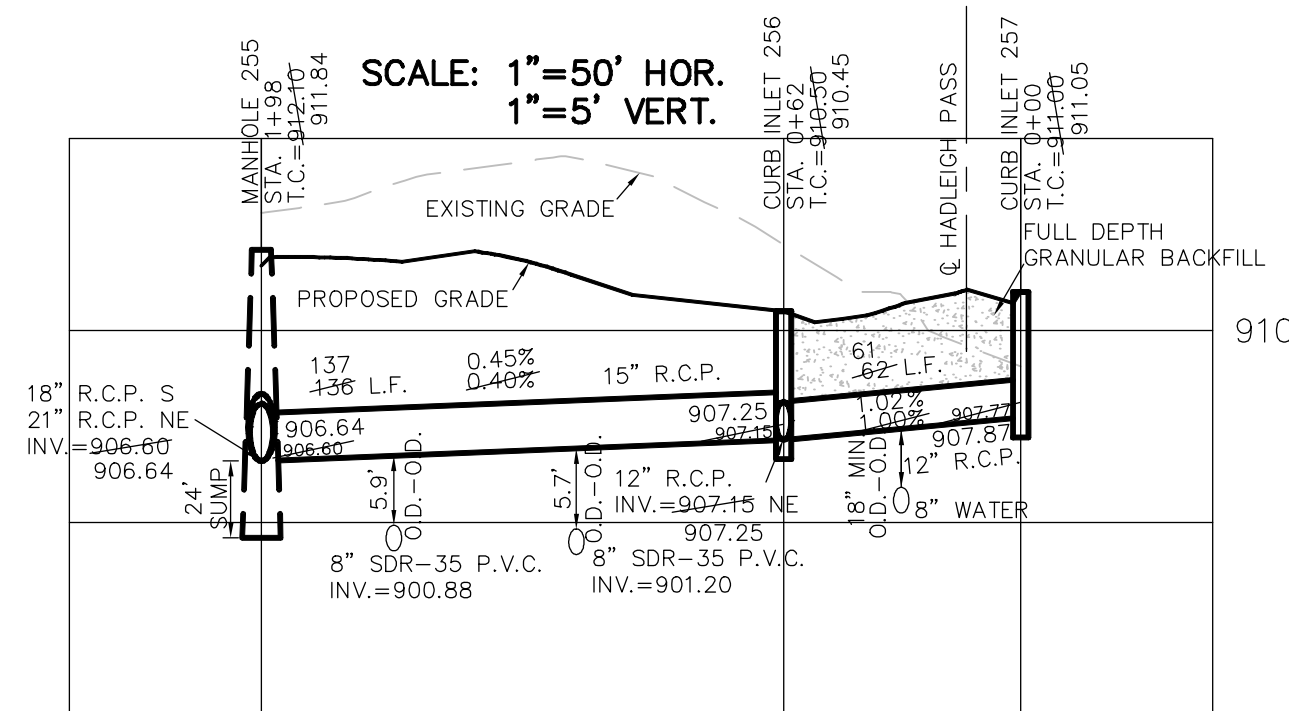
JOB NO.
34676PI A-S3

DATE _____



SPECIAL NOTE:
COUNTY MAY REQUIRE STEPS TO BE INSTALLED AFTER
STRUCTURE IS SET, TO IMPROVE ACCESS.

JOB NO.
34676DLA 67



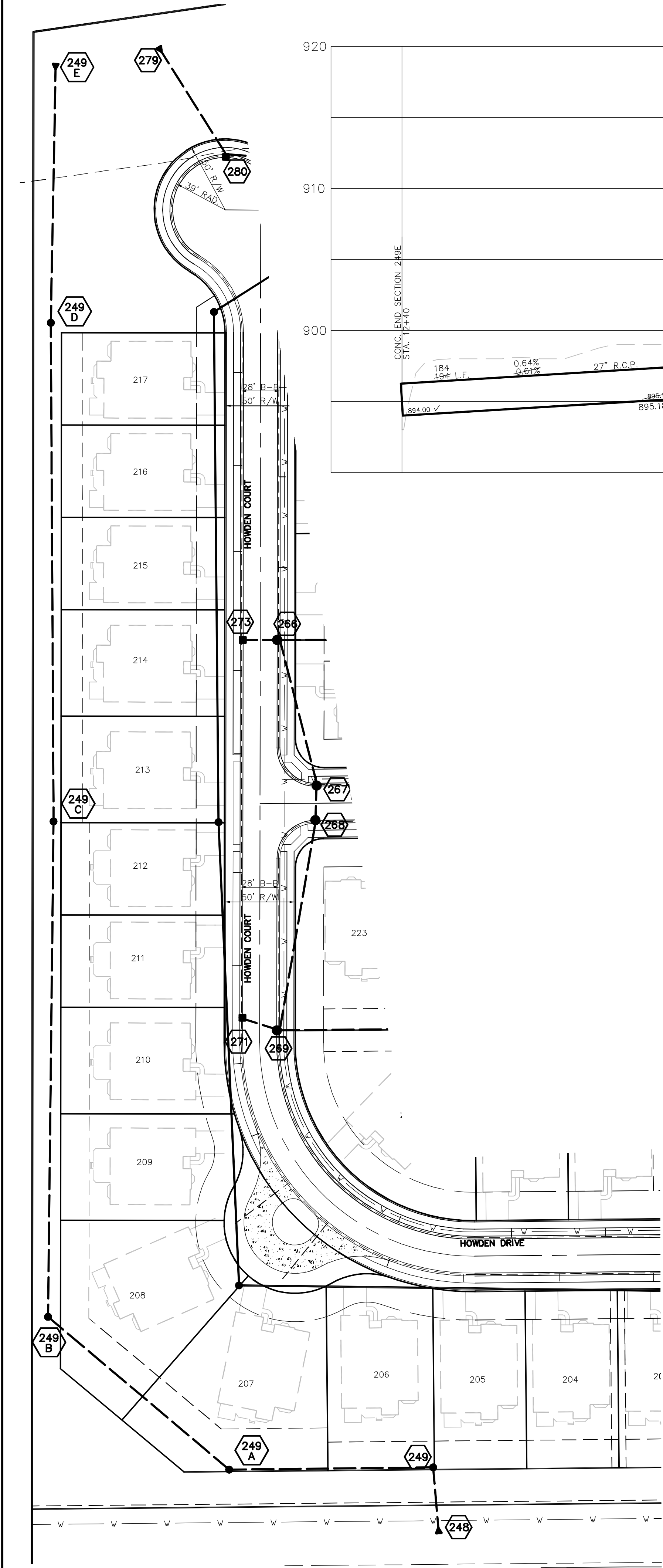
This information was gathered for input into the Hamilton County Geographic Information System (GIS). This document is considered an official record of the GIS.

Entry Date: June 2008

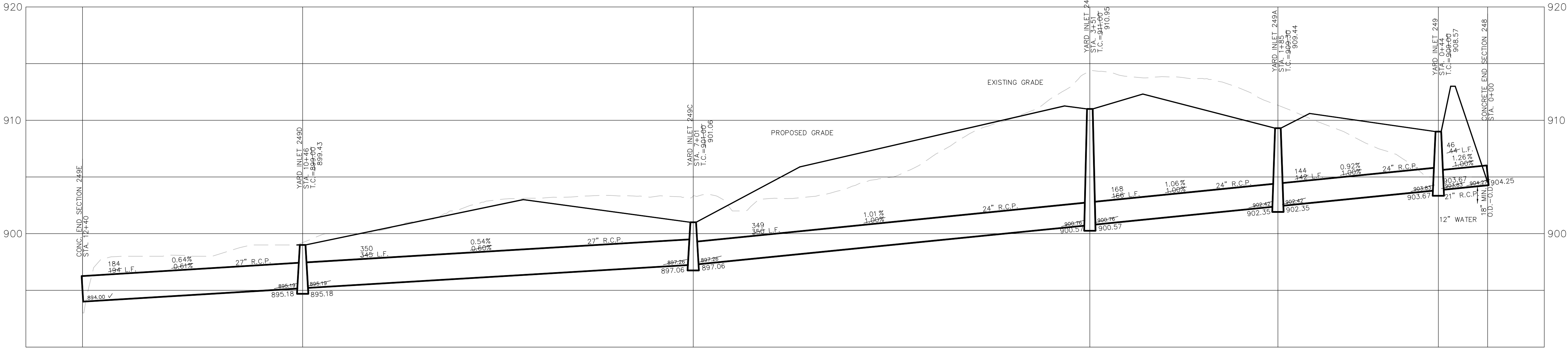
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This copy is from the Digital Archive of the Hamilton County Surveyor's Office; Noblesville, In 46060

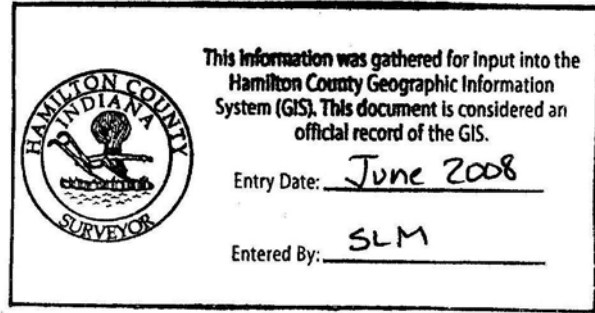


SCALE: 1"=50' HOR.
1"=5' VERT.

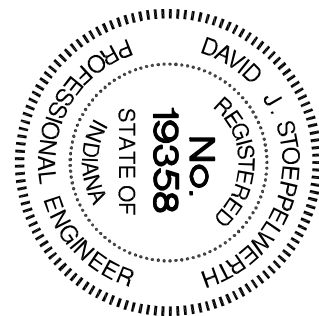


RECORD DRAWING

David J. Stoepfelwerth 05/15/07
DAVID J. STOEPELWERTH DATE
Registered Land Surveyor
No. 80040474



SCALE: 1"= 50'



CURB INLET TABLE

PIPE SIZE	STRUCTURES LESS THAN 48" FROM T/C TO INVERT	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING #R-3501 N	CASTING #3501 TL & TR
12" to 18"	24"x24"		DESIGN APPROVAL	No	Yes	Yes
12" to 21"	30"x30"		DESIGN APPROVAL	No	Yes	Yes
18" to 21"		MH/BOX	DESIGN APPROVAL	Yes	Yes	Yes
21" to 27"	24"x36"		DESIGN APPROVAL	No	No	Yes
12" to 24"	36"x36"		DESIGN APPROVAL	No	Yes	Yes
24" OR LARGER	DESIGN APPROVAL		DESIGN APPROVAL	No	No	Yes
		MH/BOX	DESIGN APPROVAL	Yes**	Yes	Yes

* PIPES NO LARGER THAN 18" CAN BE USED IN THE 2' SIDE OF THIS BOX
** INCOMING AND OUT GOING PIPES EFFECT STEPS IN THIS STRUCTURE

SPECIAL NOTE: STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A M.H. OR A BOX WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED.
SPECIAL NOTE: STRUCTURES WILL BE DESIGNED FOR MAXIMUM FLOW IN PIPES
SPECIAL NOTE: COUNTY MAY REQUIRE STEPS TO BE INSTALLED AFTER STRUCTURE IS SET, TO IMPROVE ACCESS.

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

STORM PLAN & PROFILES

MAPLE KNOLL, SECTION THREE

WESTFIELD

CONSULTING ENGINEERS - LAND SURVEYORS

(317) 849-5935 1-800-728-6917 FAX: (317) 849-5942



FISHERS

INDIANA

CERTIFIED: 12/14/05

David J. Stoepfelwerth

DWN BY: BMK
CHK BY: EEF
SCALE: 1"=50'
DATE: 12/14/05

AS BUILT
REV. PIPE SIZES BETWEEN STR. 249 AND 248
DATE: 6/9/06
MARK
REVISIONS
BY:

SHEET NO.
C602

JOB NO. 34676PLA-S3