

KCM

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

April 29, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Albany Place Section 1 Arm

Attached is a petition filed by Platinum Properties Management Company, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Albany Place Section 1 Arm, Little Eagle Creek Drain to be located in Clay 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	514 ft.	24" RCP	1,080 ft.
15" RCP	485 ft.	30" RCP	163 ft.
18" RCP	42 ft.	36" RCP	327 ft.
21" RCP	379 ft.	42" RCP	294 ft.
Swale	194 ft.	6' SSD	6,197 ft.

The total length of the drain will be 9,675 feet.

The 194 feet of swale listed above is from Str. 842 to Str. 800.

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:

Curbline SSD in Streets:
 Ormond Avenue

Rear Yard SSDs:
 Rear yard lot 1 from Str. 845 running east to riser

Millner Drive
Percival Drive
Dufton Court

Rear yard lots 2 and 3 from Str. 845 to Str. 818
Rear yard lot 4 from Str. 818 to Str. 854
Rear yard lots 4 and 5 from Str. 854 running west to riser
Rear yard lots 6 and 7 from Str. 854 to Str. 819
Rear yard lots 8 and 9 from Str. 819 running north to riser
Rear yard lots 47 and 48 from Str. 824 running east to riser
Rear yard lot 48 from Str. 824 to Str. 840
Rear yard lots 49 to 51 from Str. 840 running west to riser
Rear yard lots 45 and 46 from Str. 824 to Str. 803
Rear yard lots 44 to 43 from Str. 803 running north to riser
Rear yard lots 37 and 38 from Str. 849 running south to riser
Rear yard lots 36 to 34 from Str. 849 running north to riser

The retention ponds (lake) located in Common Areas #4 of Section 2 is not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention ponds (lakes) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and 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.

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 \$2,101.80.

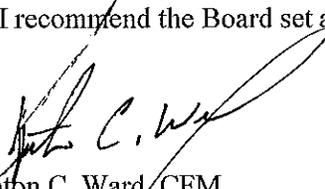
In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that 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.

The off-site easement for the section 1 pipes that fall in future section 2 are on parcel 17-09-20-00-00-002.001, owned by James Thomas, and will be covered by the Albany Place Section 2 Plat in the future.

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 Albany Place Section 1 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

FEB 29 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 Albany Place 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 Albany Place, 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

February 29, 2016

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FINDINGS AND ORDER

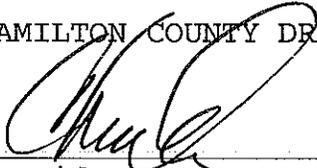
CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Albany Place Section 1 Arm

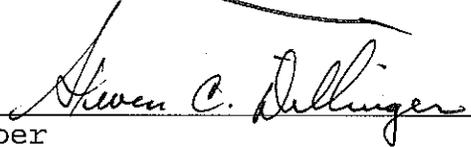
On this 25th day of July, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Albany Place Section 1 Arm*.

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



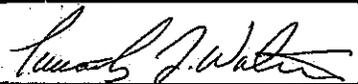
Member

Attest:


Executive Secretary

Albany Place Section 1
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 4/21/2016

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 26.25	484 \$	12,705
12" End Section	EA	\$ 1,350.00	3 \$	4,050
12" Trash Guard	EA	\$ 580.00	3 \$	1,740
15" Pipe	LF	\$ 31.00	485 \$	15,035
15" End Section	EA	\$ 1,450.00	1 \$	1,450
15" Trash Guard	EA	\$ 625.00	1 \$	625
18" Pipe	LF	\$ 35.50	42 \$	1,491
18" End Section	EA	\$ 1,600.00	1 \$	1,600
18" Trash Guard	EA	\$ 800.00	1 \$	800
21" Pipe	LF	\$ 41.00	379 \$	15,539
24" Pipe	LF	\$ 47.00	1080 \$	50,760
30" Pipe	LF	\$ 59.00	163 \$	9,617
36" Pipe	LF	\$ 74.00	327 \$	24,198
42" Pipe	LF	\$ 107.00	294 \$	31,458
42" End Section	EA	\$ 3,650.00	2 \$	7,300
42" Trash Guard	EA	\$ 1,400.00	2 \$	2,800
Standard Storm Manholes	EA	\$ 2,360.00	1 \$	2,360
Storm Inlets	EA	\$ 3,200.00	24 \$	76,800
Sand Backfill and Bedding	TON	\$ 14.50	250 \$	3,625
	Sub-total			\$ 263,953
Sub-surface Drains - under curb	LF	\$ 10.50	4,224 \$	44,352
Sub-surface Drains - swales	LF	\$ 10.50	2,650 \$	27,825
Sub-surface Drains - sump laterals	EA	\$ 199.00	27 \$	5,373
	Sub-total			\$ 77,550
	Total			\$ 341,503
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	27 \$	2,700
Street Centerline Monumentation	EA	\$ 170.00	5 \$	850
	Total			\$ 3,550
Erosion Control			LS	NA
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.			NA	NA
	Total			\$ -
Grand Total				\$ 345,053

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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Little Eagle Creek Drain, Albany Place Section 1 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, Albany Place Section 1 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, Albany Place Section 1 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