

SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
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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 2 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 2 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	436 ft.	18" RCP	421 ft.
15" RCP	203 ft.	6' SSD	4,449 ft.

The total length of the drain will be 5,509 feet.

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:

- Marsdale Place
- Percival Drive
- Marsdale Court

Rear Yard SSDs:

- Rear yard lots 14 and 15 from Str. 827 running south to riser
- Rear yard lots 16 to 19 from Str. 827 to Str. 830
- Rear yard lot 20 from Str. 830 to Str. 855
- Rear yard lots 23 to 23 from Str. 855 running north to riser
- Rear yard lots 24 and 25 from Str. 848 running east to riser
- Rear yard lots 26 and 27 from Str. 833 running east to riser

Rear yard lots 31 and 32 from Str. 807 running east 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.

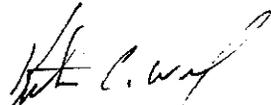
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per 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 \$1,833.60.

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 Albany Place Section 2 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

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Albany Place Section 2 Arm

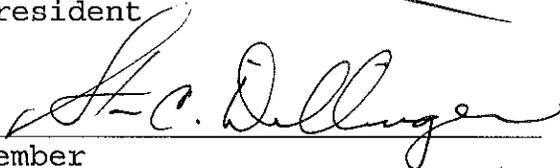
On this 25th day of July, 2016, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Little Eagle Creek Drain, Albany Place Section 2 Arm*.

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.

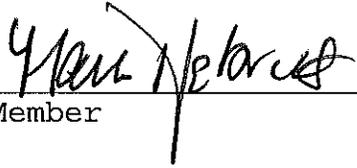
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

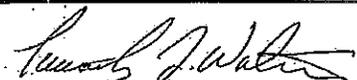
Attest:



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	NA	NA
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.				
	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 2 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 2 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 2 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