



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

October 21, 2022

To: Hamilton County Drainage Board

Re: Little Eagle Creek; Albany Village

Attached is a petition filed by Platinum Properties, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Albany Village, 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.

Upon reviewing these plans, 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	1,366 feet	24"	RCP	362 feet
15"	RCP	1,227 feet	27"	RCP	221 feet
18"	RCP	803 feet	21"	RCP	1,079 feet
30"	RCP	175 feet	36"	RCP	39 feet
48"	RCP	28 feet	Rear Yard SSD		3,805 feet

The total length of the drain will be 9,105 feet. A stretch of the Tallyn's Ridge Arm of the Little Eagle Creek Drain (Approve July 25, 2016 Drainage Board Minutes Book 17 page 38-40) will be vacated for 320 feet from Str. 810 to Str. 811 as well as 320 feet of open ditch per the drains 2016 description. This area will serve as the primary outlet point for the new subdivision and the existing drain will be replaced by the proposed infrastructure. As a result, the total amount to of the regulated drain being lengthened with this project is 8,465 feet.

The drain maintenance shall include the inlets, outlets, sub-surface drains and reinforced concrete pipes that are listed as part of the new regulated drain. The maintenance of the detention pond such as, erosion control or mowing and the maintenance of the native banks BMP around the pond and the two hydrodynamic separator water quality BMP structures will be the responsibility of the Albany Village HOA or the City of Carmel. 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.

The SSD's in the street will not be part of the regulated drain due to street trees and the Hamilton County Drainage Board discussion on July 9, 2018, (see Hamilton County Drainage Board Minute Book 18, pages 204 to 206). The street SSD will be the maintenance responsibility of the City of Carmel.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot to be assessed equally. I also believe that no damages will result to landowners by the constructor of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$5,933.80.

In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to drainage board approval. A bond will be submitted prior to the commencement of construction.

I believe this proposed drain meets the requirements for the Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this 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 Village as recorded in the Office of the Hamilton County Recorder.

I recommend the Board set a hearing date for November 28, 2022.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

FILED

JUN 14 2021

OFFICE OF HAMILTON COUNTY SURVEYOR

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 Albany Village Subdivision, Section
1 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 Village, 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 _____	_____ Signed _____
Timothy J. Walter Printed Name _____	_____ Printed Name _____
6/10/2021 Date _____	_____ Date _____
_____ Signed _____	_____ Signed _____
_____ Printed Name _____	_____ Printed Name _____
_____ Date _____	_____ Date _____

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Albany Village

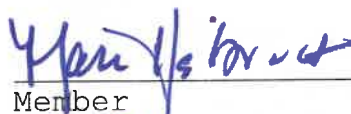
On this **28th day of November, 2022**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Little Eagle Creek Drain, Albany Village**.

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



HWC
ENGINEERING

Confidence in the built environment.
135 N. Pennsylvania St., Suite 2800
Indianapolis, IN 46204
hwcengineering.com


FILED

JUN 06 2022

Albany Village
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 11/10/2021

OFFICE OF HAMILTON COUNTY SURVEYOR

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 31.50	1338	\$ 42,147
12" End Section	EA	\$ 1,300.00	2	\$ 2,600
12" Trash Guard	EA	\$ 650.00	2	\$ 1,300
15" Pipe	LF	\$ 36.62	1280	\$ 46,874
15" End Section	EA	\$ 1,400.00	3	\$ 4,200
15" Trash Guard	EA	\$ 700.00	3	\$ 2,100
18" Pipe	LF	\$ 38.50	760	\$ 29,260
18" End Section	EA	\$ 1,600.00	2	\$ 3,200
18" Trash Guard	EA	\$ 750.00	2	\$ 1,500
21" Pipe	LF	\$ 44.65	944	\$ 42,150
21" End Section	EA	\$ 1,950.00	1	\$ 1,950
21" Trash Guard	EA	\$ 795.00	1	\$ 795
24" Pipe	LF	\$ 50.25	363	\$ 18,241
24" End Section	EA	\$ 2,150.00	1	\$ 2,150
24" Trash Guard	EA	\$ 825.00	1	\$ 825
27" Pipe	LF	\$ 60.25	221	\$ 13,315
27" End Section	EA	\$ 2,350.00	1	\$ 2,350
27" Trash Guard	EA	\$ 875.00	1	\$ 875
30" Pipe	LF	\$ 68.50	177	\$ 12,125
30" End Section	EA	\$ 2,550.00	1	\$ 2,550
30" Trash Guard	EA	\$ 975.00	1	\$ 975
48" Pipe	LF	\$ 117.00	28	\$ 3,276
48" End Section	EA	\$ 4,400.00	1	\$ 4,400
48" Trash Guard	EA	\$ 1,600.00	1	\$ 1,600
Standard Storm Manholes	EA	\$ 3,735.48	31	\$ 115,800
Large Storm Manholes	EA	\$ 5,016.67	9	\$ 45,150
Storm Inlets	EA	\$ 4,050.00	12	\$ 48,600
Sand Backfill and Bedding	TON	\$ 21.00	750	\$ 15,750
				\$ 466,057
<i>Subtotal 1</i>				
Sub-surface Drains - under curb	LF	\$ 14.50	6,965	\$ 100,993
Sub-surface Drains - swales	LF	\$ 14.50	2,955	\$ 42,848
Sub-surface Drains - sump laterals	EA	\$ 290.00	36	\$ 10,440
				\$ 154,280
<i>Subtotal 2</i>				
Total				\$ 620,337
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	82	\$ 8,200
Street Centerline Monumentation	EA	\$ 170.00	16	\$ 2,720
Total				\$ 10,920
Erosion Control				
		LS	NA	NA
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.				
Total				\$ -

BY: 
Chad T. James, PE
Indiana Registration No. 11700769


FILED

JUN 23 2022

OFFICE OF HAMILTON COUNTY SURVEYOR

**Albany Village
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 11/10/2021**

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 31.50	1338	\$ 42,147
12" End Section	EA	\$ 1,300.00	2	\$ 2,600
12" Trash Guard	EA	\$ 650.00	2	\$ 1,300
15" Pipe	LF	\$ 36.62	1280	\$ 46,874
15" End Section	EA	\$ 1,400.00	3	\$ 4,200
15" Trash Guard	EA	\$ 700.00	3	\$ 2,100
18" Pipe	LF	\$ 38.50	760	\$ 29,260
18" End Section	EA	\$ 1,600.00	2	\$ 3,200
18" Trash Guard	EA	\$ 750.00	2	\$ 1,500
21" Pipe	LF	\$ 44.65	944	\$ 42,150
21" End Section	EA	\$ 1,950.00	1	\$ 1,950
21" Trash Guard	EA	\$ 795.00	1	\$ 795
24" Pipe	LF	\$ 50.25	363	\$ 18,241
24" End Section	EA	\$ 2,150.00	1	\$ 2,150
24" Trash Guard	EA	\$ 825.00	1	\$ 825
27" Pipe	LF	\$ 60.25	221	\$ 13,315
27" End Section	EA	\$ 2,350.00	1	\$ 2,350
27" Trash Guard	EA	\$ 875.00	1	\$ 875
30" Pipe	LF	\$ 68.50	177	\$ 12,125
30" End Section	EA	\$ 2,550.00	1	\$ 2,550
30" Trash Guard	EA	\$ 975.00	1	\$ 975
48" Pipe	LF	\$ 117.00	28	\$ 3,276
48" End Section	EA	\$ 4,400.00	1	\$ 4,400
48" Trash Guard	EA	\$ 1,600.00	1	\$ 1,600
Standard Storm Manholes	EA	\$ 3,735.48	31	\$ 115,800
Large Storm Manholes	EA	\$ 5,016.67	9	\$ 45,150
Storm Inlets	EA	\$ 4,050.00	12	\$ 48,600
Sand Backfill and Bedding	TON	\$ 21.00	750	\$ 15,750
				\$ 466,057
<i>Subtotal 1</i>				
Sub-surface Drains - under curb	LF	\$ 14.50	6,965	\$ 100,993
Sub-surface Drains - swales	LF	\$ 14.50	2,955	\$ 42,848
Sub-surface Drains - sump laterals	EA	\$ 290.00	36	\$ 10,440
				\$ 154,280
<i>Subtotal 2</i>				
Total				\$ 620,337
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	82	\$ 8,200
Street Centerline Monumentation	EA	\$ 170.00	16	\$ 2,720
Total				\$ 10,920
Erosion Control				
-> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.				
Total				\$ -

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 Village

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 Village** on **November 28, 2022** at **9:00 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 Village

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **November 28, 2022** 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