

K.L.W.

SURVEYOR'S OFFICE

# Hamilton County

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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.

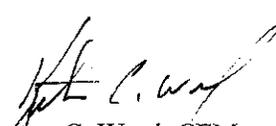
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per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

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

**Little Eagle Creek #350**

Albany Place Sec. 2 SUBNE-2016-00014

Will add 5,509' to the overall drain.

Maintenance Hearing: 07/25/16

Rate Minimum  
2.00 15.00  
10.00 65.00  
10.00

Residential/Ag  
Regulated Subd.  
Roads

Parcel	Owner	Desc	Rate	Ac Ben	Mnt Asmt	% of Total
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 10	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 11	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 12	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 13	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 14	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 15	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 16	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 17	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 18	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 19	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 20	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 21	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 22	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 23	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 24	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 25	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 26	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 27	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 28	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 29	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 30	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 31	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 32	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 Lot 33	Regulated Subd.	One Lot	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 CA 4, 4.10Ac	Regulated Subd.	4.1	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 CA 5, 0.14Ac	Regulated Subd.	0.14	\$65.00	3.54%
Not assigned yet.	Drees Premier Homes, Inc.	S20 T18 R3 Albany Place Sec. 2 CA 6, 0.46Ac	Regulated Subd.	0.46	\$65.00	3.54%
99-99-99-99-99-999.005	City Of Carmel	S20 T18 R3 Albany Place Sec. 2 Roads	Road	7.86	\$78.60	4.29%
Parcels: 28						
Totals: 24 lots &				12.56	\$1,833.60	100.00%

