



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

November 29, 2021

To: Hamilton County Drainage Board

Re: Williams Creek; Ambleside Section 1 Arm

Attached is a petition filed by Platinum Properties, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Ambleside Section 1, Williams 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	1,594 feet	24" RCP	619 feet
15" RCP	835 feet	27" RCP	371 feet
18" RCP	630 feet	48" RCP	387 feet
21" RCP	876 feet		

The total length of the drain will be 5,312 feet.

A portion of the new regulated drain will run offsite into a future section of Ambleside and will only be partially constructed at this time. The lengths of these drains are as follows:

- 40 feet of 18" RCP running from Northwest to Southwest into Str. 150.
- 30 feet of 48" RCP running from West to East into Str. 162.
- 110 feet of 24" RCP running from Southwest to Northeast into Str. 113.

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 Ambleside 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.

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 \$1,592.70 for Section 1A and \$7689.90 for Section 1B. 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 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 reconstruction that the Board also approve the attached nonenforcement for Ambleside Section 1A and 1B arms.

I recommend the board set a hearing for this proposed drain for May 23rd, 2022.



Kenton C. Ward
Hamilton County Surveyor

KCW/pll

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, Hoffman Developer LLC
Printed Name _____

08/25/2021
Date _____

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

(Revised 06/08/04)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

DEC 06 2021

OFFICE OF HAMILTON COUNTY SURVEYOR

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of _____ Ambleside _____ Subdivision, Section
1 and 2 _____ 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 _____ Ambleside _____, 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.

Adobe PDF Ffillable Form

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, Hoffman Developer LLC _____ Printed Name	_____ Printed Name
08/25/2021 _____ Date	_____ Date
_____ Signed	_____ Signed
_____ Printed Name	_____ Printed Name
_____ Date	_____ Date

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain, Ambleside Section 1 Arm

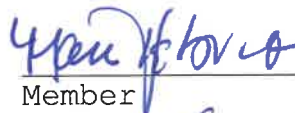
On this **23rd day of May, 2022**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Williams Creek Drain, Ambleside Section 1 Arm**.

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

FILED

DEC 06 2021

OFFICE OF HAMILTON COUNTY SURVEYOR

**Ambleside Phase 1
Engineers Estimate - Storm Sewers & Monumentation
Prepared on: 8/26/2021**

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	\$ 45.00	1517	\$ 68,265
12" End Section	EA	\$ 485.00	3	\$ 1,455
12" Trash Guard	EA	\$ 368.00	3	\$ 1,104
15" Pipe	LF	\$ 49.00	835	\$ 40,915
15" End Section	EA	\$ 531.00	1	\$ 531
15" Trash Guard	EA	\$ 385.00	1	\$ 385
18" Pipe	LF	\$ 55.00	873	\$ 48,015
18" End Section	EA	\$ 590.00	1	\$ 590
18" Trash Guard	EA	\$ 385.00	1	\$ 385
21" Pipe	LF	\$ 58.00	1001	\$ 58,058
21" End Section	EA	\$ 685.00	1	\$ 685
21" Trash Guard	EA	\$ 473.00	1	\$ 473
24" Pipe	LF	\$ 63.00	630	\$ 39,690
24" End Section	EA	\$ 750.00	1	\$ 750
24" Trash Guard	EA	\$ 501.00	1	\$ 501
27" Pipe	LF	\$ 70.00	555	\$ 38,850
27" End Section	EA	\$ 868.00	1	\$ 868
27" Trash Guard	EA	\$ 573.00	1	\$ 573
36" Pipe	LF	\$ 90.00	65	\$ 5,850
36" End Section	EA	\$ 1,145.00	2	\$ 2,290
36" Trash Guard	EA	\$ 827.00	2	\$ 1,654
48" Pipe	LF	\$ 110.00	424	\$ 46,640
48" End Section	EA	\$ 2,154.00	2	\$ 4,308
48" Trash Guard	EA	\$ 1,269.00	2	\$ 2,538
Standard Storm Manholes	EA	\$ 3,300.00	28	\$ 92,400
Storm Inlets	EA	\$ 2,350.00	25	\$ 58,750
Sand Backfill and Bedding	TON	\$ 18.00	625	\$ 11,250
				\$ 527,773
				<i>Subtotal 1</i>
Sub-surface Drains - under curb	LF	\$ 13.00	8,022	\$ 104,286
Sub-surface Drains - swales	LF	\$ 13.00	3,169	\$ 41,197
Sub-surface Drains - sump laterals	EA	\$ 175.00	66	\$ 11,550
				\$ 157,033
				<i>Subtotal 2</i>
				Total
				\$ 684,806
Monuments & Markers				
Lot Corner Monuments	LOT	\$ 100.00	132	\$ 13,200
Street Centerline Monumentation	EA	\$ 170.00	6	\$ 1,700
				Total
				\$ 14,900
Erosion Control				
	LS	NA	NA	NA
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.				
				Total
				\$ -

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Williams Creek Drain, Ambleside 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 **Williams Creek Drain, Ambleside Section 1 Arm** on **May 23, 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

Williams Creek Drain, Ambleside Section 1

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **May 23, 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