

# SURVEYOR'S OFFICE Hamilton County

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November 20, 2017

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Jackson's Grant Section 2 Arm

Attached is a petition filed by Jackson's Grant Real Estate Company, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Jackson's Grant Section 2 Arm, 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.

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	1,178 ft.	18" RCP	19 ft.
15" RCP	405 ft.	6" SSD	5,857 ft.

The total length of the drain will be 7,459 feet.

The dry detention basins (BMPs) located as listed below are not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the dry detention basins (BMPs) such as sediment removal and erosion control along the banks, mowing, aquatic vegetation maintenance and control, and anything required per the Storm Water Quality Maintenance and Operations Manual 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.

<u>Basin</u>	<u>Location</u>
Existing BMP 25	Common Area #38

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs, these main lines in front/rear yards, and those in common areas. Only the main SSD lines as described below, 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 portions of the SSD which will be regulated and maintained are as follows:

Curblin SSD in Streets:

Westvale Drive  
Jackson's Grant Blvd.

Front/Rear Yard SSDs:

Rear yard lots 303 to 304 from Str. 650 running west to riser.  
Rear yard lots 301 to 302 from Str. 650 to Str. 645.  
Rear yard lots 298 to 300 from Str. 645 to Str. 655.  
Rear yard lots 296 to 297 from Str. 655 running east to riser.  
Common area #38 and front yard lot 295 from Str. 663 running west and north to riser.

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 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 \$1,763.20.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of an Irrevocable Letter of Credit are as follows:

Agent: Standard Financial Corporation

Date: November 6, 2017

Number: 1294JG2

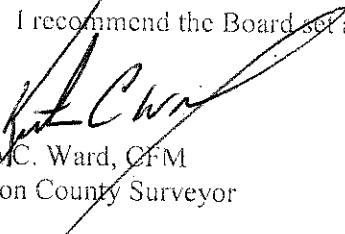
For: Storm Sewers

Amount: \$191,950.38

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 request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Jackson's Grant, Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 22, 2018.

  
Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

**Williams Creek #315**

Jackson's Grant Sec. 2

SUBNE-2016-00025

The total length of this section will be 7,459'.

Hearing: 01/22/18

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 280	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 281	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 282	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 283	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 284	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 285	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 286	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 287	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 288	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 289	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 290	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 291	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 292	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 293	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 294	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 295	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 296	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 297	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 298	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 299	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 300	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 301	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 302	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 303	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 Lot 304	Regulated Subd.	One Lot	\$ 65.00	3.69%
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 2 CA 38, 4.09 Ac	Regulated Subd.	4.09	\$ 65.00	3.69%
99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S34 T18 R3 Jackson's Grant Sec. 2 Roads	Road	7.32	\$ 73.20	4.15%
Parcels: 95			79 lots &	11.41	\$1,763.20	100.00%

