



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*

November 1, 2019

To: Hamilton County Drainage Board

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

Attached is a petition filed by Homes by John McKenzie, Inc., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for The Hamlet at Jackson's Grant Section 1 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.

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	193 ft.
15" RCP	191 ft.

The total length of the drain will be 384 feet.

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 \$1,755.00

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a performance bond are as follows:

Agent: Capital Indemnity Corporation

Date: November 4, 2019

Number: 60131829

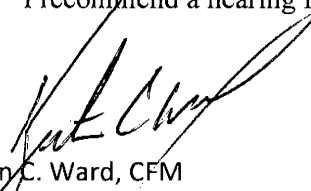
For: Storm Sewers

Amount: \$5,8751.40

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 designed 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 The Hamlet at Jackson's Grant, Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend a hearing for this item be set for January 27, 2020.



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

**Williams Creek #315**

The Hamlet at Jackson's Grant Sec. 2

SUBNE-2019-00001

The total length of this section will be 384'

Hearing: 01/27/20

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 23	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 24	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 25	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 26	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 27	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 28	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 29	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 30	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 31	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 32	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 33	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 34	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 35	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 36	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 37	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 38	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 39	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 40	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 41	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 42	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 43	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 44	Regulated Subd.	One Lot	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-8, 0.17 Ac	Regulated Subd.	0.17	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-9, 0.09 Ac	Regulated Subd.	0.09	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-10, 0.17 Ac	Regulated Subd.	0.17	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-11, 0.15 Ac	Regulated Subd.	0.15	\$65.00	3.70%
Not assigned yet.	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Blk B, 0.37 Ac	Regulated Subd.	0.37	\$65.00	3.70%
Parcels: 27		Blk B=Rayle Dr & Sigillary Ln	Totals: 22 lots &	0.95	\$1,755.00	100.00%



**SITE LOCATION**

Prepared for:  
McKenzie Collection

Project No.  
01.0561.C.1

Date:  
20 October 2016

**FIGURE 1**  
**SITE LOCATION MAP**

The Hamlet  
Carmel, Indiana



619 N Pennsylvania Ave  
Indianapolis, IN 46204  
Tel: 317-423-0690  
Fax: 317-423-0696



**WILLIAMS CREEK**  
CONSULTING

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 \_\_\_\_\_ The Hamlet at Jackson's Grant \_\_\_\_\_ Subdivision, Section  
  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 \_\_\_\_\_ The Hamlet at Jackson's Grant \_\_\_\_\_, 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**

John E. McKenzie  
Signed  
John E. McKenzie  
Printed Name  
3/19/19  
Date

\_\_\_\_\_  
Signed  
\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Date

James D. McKenzie  
Signed  
James D. McKenzie  
Printed Name  
3/19/19  
Date

\_\_\_\_\_  
Signed  
\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Date





**NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS**

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

BEFORE THE HAMILTON  
COUNTY DRAINAGE BOARD

At the request of Homes by John McKenzie The Hamilton County Drainage Board considered the extent of the drainage easement on the Williams Creek Drain in the The Hamlet at Jackson's Grant, Section 2 Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded as Instrument No. \_\_\_\_\_ and in Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_ in the Hamilton County Records Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: \_\_\_\_\_

SIGNED:

John McKenzie  
APPLICANT

John McKenzie  
PRINTED NAME

\_\_\_\_\_  
PRINTED NAME (Owner of Land)

**\*\*\*FOR BOARD USE ONLY\*\*\***

**AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS**  
       DAY OF        20  . **BY THE HAMILTON**  
**COUNTY DRAINAGE BOARD.**

\_\_\_\_\_  
PRESIDENT OF DRAINAGE BOARD

\_\_\_\_\_  
MEMBER OF DRAINAGE BOARD

\_\_\_\_\_  
MEMBER OF DRAINAGE BOARD

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law : Kenton C. Ward, Surveyor"

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016

SUBNE-2019-00001