



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

August 3, 2022

TO: Hamilton County Drainage Board

Re: Williams Creek, Jackson's Grant Village Section 1 Arm

Attached is a petition filed by Jackson's Grant Real Estate Co. LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Jackson's Grant Village Section 1, Williams Creek Drain to be located in Carmel, IN. 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:

6" SSD	1,041 ft.	21" RCP	226 ft.
12" RCP	969 ft.	24" RCP	137 ft.
15" RCP	619 ft.	30" RCP	333 ft.
18" RCP	728 ft.	Open Ditch	810 ft.

The total length of the drain will be 4,863 feet.

The subsurface drains (SSD) to be part of the regulated drain are those main lines located in rear yards and common areas. 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. Only the main SSD lines which are located within the platted regulated drain easement 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 are shown on Sheet C603 of the plans will be regulated are as follows:

SSDs

Rear yard lots 18 to 19 from Str. 428 to 81 feet south of Str. 428.
Rear yard lots 15 to 16 from Str. 432 to 121 feet south of Str. 432.
Rear yard lot 14 from Str. 411 to 20 feet west of Str. 411.
Rear Yard Lot 13 from Str. 411 to 71 feet north of Str. 411.
Rear Yard Lot 12 from Str. 403 to 20 feet south of Str. 403.
Rear Yard Lot 11 from Str. 403 to 22 feet west of Str. 403.
Rear Yard Lot 11 from Str. 406 to 74 feet west of Str. 406.
Rear Yard Lot 10 from Str. 407 to 74 feet east of Str. 407.
Rear Yard lot 10 from Str. 407 to 69 feet southwest of Str. 407.
Rear Yard lots 8 to 9 from Str. 408 to 79 feet south of Str. 408.
Rear Yard Lot 7 to C.A #1-2 from Str. 409 to 104 feet south of Str. 409.
Rear Yard Lots 5 to 6 from Str. 424 to 141 feet north of Str. 424.
Rear Yard Lots 3 to 4 from Str. 424 to 165 feet south of Str. 424

The open ditch shown above are the straight-line measurements between Str. 427, 431, 410 and 402 to the outlet at Str. 401 within Lake #1 located in C.A. #1-3 and between Str. 455 to 455A through bio retention BMP #1 located in C.A. #1-1 on the secondary plat.

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 water quality BMP structures will be the responsibility of the Jackson's Grant 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 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 \$1,566.10.

The petitioner has provided the Performance Bonds as follows:

Storm Sewer

Bonding Company: Standard Financial Corporation
Bond Number: 1462JV1
Bond Date: July 25, 2022
Bond Amount: \$569,115.72


Monumentation

Bonding Company: Standard Financial Corporation
Bond Number: 1463JV1
Bond Date: July 25, 2022
Bond Amount: \$15,030

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 for Jackson's Grant Village Section 1. The request will be for the reduction of the regulated drain easements to those easement widths as shown on the secondary plat for Jackson's Grant Village Section 1.

I recommend the Board set a hearing for this proposed drain for September 26, 2022.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/plh

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

APR 08 2022

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 Jacksons Grant 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 Jacksons Grant Village, Section 1, 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

<u>Douglas B. Wagner</u> Signed	_____ Signed
Doug Wagner - Jackson's Grant Real Estate Co. LLC. Printed Name	_____ Printed Name
3/3/22 Date	_____ Date
_____ Signed	_____ Signed
_____ Printed Name	_____ Printed Name
_____ Date	_____ Date

Adobe PDF Fillable Form

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Williams Creek Drain
Jackson's Grant Village Section 1 Arm

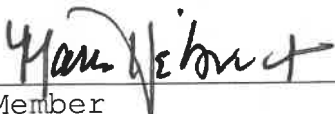
On this **26th day of September, 2022**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Williams Creek Drain, Jackson's Grant Village Section 1 Arm**.

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.

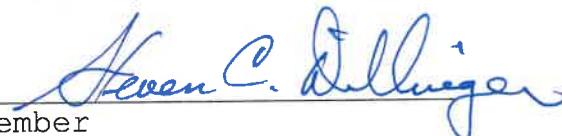
HAMILTON COUNTY DRAINAGE BOARD




President



Member



Member

Attest: 
Executive Secretary

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Williams Creek Drain
Jackson's Grant Village 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, Jackson's Grant Village Section 1 Arm** on **September 26, 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
Jackson's Grant Village Section 1 Arm**

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **September 26, 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