



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

July 17th, 2023

Re: Williams Creek, Jackson's Grant Village Section 2 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 2, 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:

- 12" RCP 950 ft.
- 18" RCP 134 ft.
- 21" RCP 234 ft.

The total length of the drain will be 1,318 feet.

Per page C601 of the plans, the SSD's in Jackson's Grant Village Section 2, which run from existing inlet Str. 430 in Otto Lane to proposed Str. 462, 463 and 464, those SSD's running out of Str. 452 north and south to risers and those SSD's running north and south to risers from Str. 450 shall be private and not maintained by the Surveyor's Office.

The drain maintenance shall include the inlets, outlets, and reinforced concrete pipes (RCP) that are listed as part of the new regulated drain.

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 \$4,551.00.

The petitioner has provided the Performance Bonds as follows:

Storm Sewer

Bonding Company: Standard Financial Corporation

Bond Number: 1472JV2

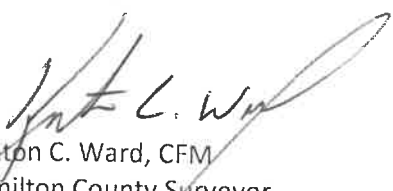
Bond Date: October 7, 2022

Bond Amount: \$249,129.60

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 for Jackson's Grant Village Section 2. 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 2.

I recommend the Board set a hearing for this proposed drain for September 21, 2023.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

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 Jacksons Grant Village 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 Jacksons Grant Village, Section 2 , 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



Signed

Signed

Doug Wagner - Jackson's Grant Real Estate Co. LLC.

Printed Name

Printed Name

6/6/22

Date

Date

Signed

Signed

Printed Name

Printed Name

Date

Date

FINDINGS AND ORDER


CONCERNING THE MAINTENANCE OF THE

Williams Creek Drain
Jackson's Grant Village Section 2 Arm


On this **21st day of September, 2023**, 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 2 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

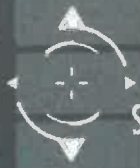


Member



Member

Attest: 
Executive Secretary



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, IN 46038-2505
www.stoepelwerth.com

September 26, 2022

Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN 46060

Attention: Kent Ward

Re: Jackson's Grant Village Section 2

Dear Mr. Ward:

On behalf of the developer, Jackson's Grant Real Estate Company, LLC., enclosed please find an Engineer's Estimate (opinions of cost representing our best judgement and not a guarantee of actual construction costs) for Jackson's Grant Village, Section 2. The estimate is as follows:

Earthwork				
	QTY	UNIT	UNITS	TOTALS
CUT	5272	CYS	\$6.00	\$31,632.00
TOPSOIL	7840	CYS	\$5.00	\$39,200.00
CONSTRUCTION ENTRANCE (ONE MAIN ROAD, ONE SMALL)	1	EA	\$4,450.00	\$4,450.00
MULCH PATH CUT OUT/GRADING	1	LS	\$4,750.00	\$4,750.00
ALLEY GRADING PREP AND BACKFILL	1	LS	\$7,500.00	\$7,500.00
MOBILIZATION	1	EA	\$1,250.00	\$1,250.00
SHORTAGE DIRT (NOT INCLUDING SPOILS)	11973	LS	\$6.00	\$71,838.00
PATH WORK SIDEWALK OR COM AREA WALK	1329	LF	\$9.00	\$11,961.00
Total Price for above Earthwork Items				\$172,581.00
Erosion Control				
	QTY	UNIT	UNITS	TOTALS
SILT FENCE	1350	LF	\$1.35	\$1,822.50
CONCRETE WASHOUT	1	EA	\$500.00	\$500.00
CURB INLET PROTECTION	16	EA	\$225.00	\$3,600.00
DROP INLET PROTECTION	5	EA	\$120.00	\$600.00
PERMANENT SEEDING	9786	SY	\$0.60	\$5,871.60
STRAW BLANKET	1000	SY	\$1.35	\$1,350.00
TEMPORARY SEEDING	3.6	AC	\$425.00	\$1,530.00
MULCHING	3.6	AC	\$1,100.00	\$3,960.00
Total Price for above Erosion Control Items				\$19,234.10

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

Street Signs				
	QTY	UNIT	UNITS	TOTALS
STREET NAME SIGNS	8	EA	\$2,000.00	\$16,000.00
STOP SIGNS	8	EA	\$750.00	\$6,000.00
SPEED LIMIT SIGNS	5	EA	\$750.00	\$3,750.00
TREE PRESERVATION AREA SIGNS	3	EA	\$250.00	\$750.00
Total Price for above Street Signs				\$26,500.00
Curbs & Sidewalks				
	QTY	UNIT	UNITS	TOTALS
20" STANDUP CURB	1240	LF	\$24.00	\$29,760.00
5' COMMON AREA SIDEWALK	9860	SF	\$6.25	\$61,625.00
MONOLITHIC SIDEWALK	3160	SF	\$7.75	\$24,490.00
TRUNCATED DOMES	200	LF	\$125.00	\$25,000.00
CONCRETE COLLARS	12	EA	\$600.00	\$7,200.00
Total Price for above Curb & Sidewalk Items				\$148,075.00
Asphalt				
	QTY	UNIT	UNITS	TOTALS
ONSITE STONE	2654	SY	\$8.75	\$23,225.00
ONSITE BASE	2654	SY	\$15.39	\$40,835.00
ONSITE BINDER	2654	SY	\$11.69	\$31,025.00
ONSITE SURFACE	2654	SY	\$9.02	\$23,950.00
PARKING AREA STONE	3112	SY	\$9.86	\$30,690.00
PARKING AREA BINDER	3112	SY	\$15.47	\$48,150.00
PARKING AREA SURFACE	3112	SY	\$10.95	\$34,070.00
Total Price for above Asphalt Items				\$231,945.00

If you have any questions, please give Brian K. Robinson a call at (317) 570-4763. Witness my signature this September 26, 2022.

David J. Stoeppelwerth, P.E.
 Professional Engineer
 No. 19358

Cc: Doug Wagner

BKR/adr

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October 7, 2022

Irrevocable Letter of Credit No.: 1472JV2

TO: Hamilton County Commissioners
1 Hamilton County Square, Suite 157
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: JG Village, LLC
Developer Address: 3150 Republic Blvd. N., #3
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Two Hundred Forty-Nine Thousand One Hundred Twenty-Nine and 60/100 Dollars (\$249,129.60)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of storm sewers in Jackson's Grant Village, Section 2.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County Commissioners letterhead stating that JG Village, LLC has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "**Drawn under Standard Financial Corporation Letter of Credit No. 1472JV2.**"

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600."

This Letter of Credit is effective as of October 7, 2022 and shall expire on October 7, 2023, but such expiration date shall be automatically extended for a period of one year on October 7, 2023, and on each successive expiration date, unless a release is obtained from the Hamilton County Commissioners or we notify both the Hamilton County Commissioners and JG Village, LLC by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the

13578 E. 131st Street, Suite 200 • Fishers, Indiana 46037
Phone: 317-773-8353 • www.standardfincorp.com



Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners, as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131st Street, Suite 200, Fishers, IN 46037.

Sincerely,

STANDARD FINANCIAL CORPORATION



Authorized Signature

Eric Roof, Treasurer

Name and Title



This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.



October 7, 2022

Irrevocable Letter of Credit No.: 1473JV2

TO: Hamilton County Commissioners
1 Hamilton County Square, Suite 157
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: JG Village, LLC
Developer Address: 3150 Republic Blvd. N., #3
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Eleven Thousand Three Hundred Sixty-Four and 00/100 Dollars (\$11,364.00)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of monumentation in Jackson's Grant Village, Section 2.

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County Commissioners letterhead stating that JG Village, LLC has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

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Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners, as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131st Street, Suite 200, Fishers, IN 46037.

Sincerely,

STANDARD FINANCIAL CORPORATION

A handwritten signature in blue ink, appearing to read "Eric Roof", is written over a horizontal line.

Authorized Signature

Eric Roof, Treasurer
Name and Title



This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

*Williams Creek Drain,
Jackson's Grant Village Section 2 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 2 Arm** on **September 21, 2023** 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 2 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 21, 2023** 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