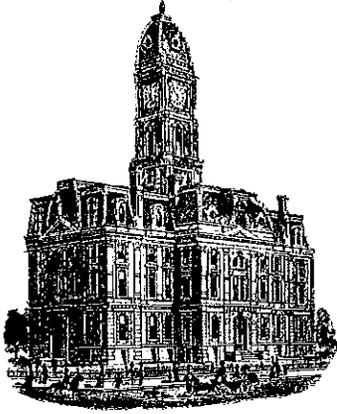


KCW



# 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 7, 2017

To: Hamilton County Drainage Board

Re: Williams Creek Drain, The Hamlet at Jackson's Grant Section 1 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.

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	391 ft.	18" RCP	524 ft.
15" RCP	292 ft.	6" SSD	256 ft.
		Open Ditch	435 ft.

The total length of the drain will be 1,898 feet.

The open ditch listed above are those straight line lengths through the dry detention basin, Hamlet BMP, between basin inlets at Str. 850, 853 and 862 and the basin outlet at Str. 638.

The dry detention basin (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.

Basin  
Hamlet BMP

Location  
Common Area #H-7

The subsurface drains (SSD) to be part of the regulated drain are those located 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:

Common Area SSDs:

Common Area #H-7 from Str. 854 running 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 \$1,950.00.

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: Capitol Indemnity Corporation  
Date: April 4, 2017  
Number: 60122407  
For: Storm Sewers  
Amount: \$93,552.60

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. 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 I as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for October 23, 2017.



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/plf



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

John McKenzie  
Printed Name

December 17, 2016  
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDING'S USE ONLY

FILED

OCT 21 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

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 1 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:

[Signature]

John McKenzie

APPLICANT

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

SUBNE - 2016 - 00027

**Williams Creek #315**

The Hamlet at Jackson's Grant Sec. 1

SUBNE-2016-00027

The total length of this section will be 1,898'.

Hearing: 10/23/17

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
17-09-34-00-11-001.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 1	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-002.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 2	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-003.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 3	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-004.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 4	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-005.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 5	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-006.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 6	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-007.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 7	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-008.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 8	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-009.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 9	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-010.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 10	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-011.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 11	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-012.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 12	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-013.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 13	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-014.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 14	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-015.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 15	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-016.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 16	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-017.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 17	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-018.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 18	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-019.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 19	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-020.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 20	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-021.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 21	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-022.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Lot 22	Regulated Subd.	One Lot	\$ 65.00	3.33%
17-09-34-00-11-023.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 Blk A, 0.73Ac	Regulated Subd.	0.73	\$ 65.00	3.33%
17-09-34-00-11-024.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-1, 0.05Ac	Regulated Subd.	0.05	\$ 65.00	3.33%
17-09-34-00-11-025.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-2, 0.11Ac	Regulated Subd.	0.11	\$ 65.00	3.33%
17-09-34-00-11-026.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-3, 0.07Ac	Regulated Subd.	0.07	\$ 65.00	3.33%
17-09-34-00-11-027.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-4, 0.08Ac	Regulated Subd.	0.08	\$ 65.00	3.33%
17-09-34-00-11-028.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-5, 0.04Ac	Regulated Subd.	0.04	\$ 65.00	3.33%
17-09-34-00-11-029.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-6, 0.03Ac	Regulated Subd.	0.03	\$ 65.00	3.33%
17-09-34-00-11-030.000	HDC LLC	S34 T18 R3 Hamlet at Jackson's Grant Sec 1 CA H-7, 1.64Ac	Regulated Subd.	1.64	\$ 65.00	3.33%
Parcels: 30		CA H-7=Simon Dr, Sea Bird Way & Sigillary Way	Totals: 22 lots &	2.75	\$1,950.00	100.00%

