

K.C.W.

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

August 13, 2020

To: Hamilton County Drainage Board

Re: Williams Creek Drain; Jackson's Grant Section 7 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 the Jackson's Grant Section 7 arm of the 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—1,184 feet 21" RCP—164 feet
15" RCP—571 feet 6" SSD—1492 feet

The total length of the drain will be 3,411 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 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 will be regulated are as follows:

Rear Yard SSDs

Rear yard lots 322 to 324 from structure 809 to riser located 146 linear feet north of structure 810

Rear Yard lots 325 to 328 from riser located 100 linear feet west of structure 806 to riser located 126 feet west of structure 803.

Rear yard lots 329 to 332 from structure 803 to riser located 36 linear feet east of structure 807.

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 \$1,235.00.

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

Agent: Standard Financial Corporation

Date: Aug 10, 2020

Number: 1396JG7

For: Storm Sewers

Amount: \$185,581.52

Agent: Standard Financial Corporation

Date: Aug 10, 2020

Number: 1396JG7

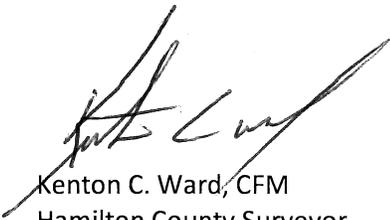
For: Monumentation

Amount: \$3,888.00

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 Jackson's Grant Section 7, as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 28th, 2020.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Williams Creek #315

Jackson's Grant Sec. 7

SUBNE-2019-00021

The total length of this section will be 3,411'.

Hearing: 09/28/20

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 317	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 318	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 319	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 320	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 321	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 322	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 323	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 324	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 325	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 326	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 327	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 328	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 329	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 330	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 331	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 332	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Lot 333	Regulated Subd.	One Lot	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 CA 37, 0.48 Ac	Regulated Subd.	0.48	\$65.00	5.26%
Not assigned yet.	Jackson's Grant Real Estate Co. LLC	S34 T18 R3 Jackson's Grant Sec 7 Blk X, 1.63 Ac	Regulated Subd.	1.63	\$65.00	5.26%
Parcels: 19		Total: 17 lots &		2.11	\$1,235.00	100.00%

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

JUL 29 2020

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 Jackson's Grant on Williams Creek, Section 7 Subdivision, Section
Williams Creek 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 Jackson's Grant on Williams Creek, S7, 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 *JACKSON'S GRANT REAL ESTATE CO. LLC*

Douglas B. Wagner
Signed

Douglas B. Wagner, Senior VP
Printed Name

JUNE 12, 2020
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

FILED

DEC 13 2019

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

Jackson's Grant Real Estate Co., LLC by JG
At the request of Development Company, LLC its manager The Hamilton County Drainage
Board considered the extent of the drainage easement on the Williams Creek Drain in the
Jackson's Grant on Williams Creek, Section 7 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
Recorders Office.
- 2. It will not object to the improvement of said real estate beyond such distance, and
- 3. Other Conditions: _____

SIGNED:

Douglas B. Wagner, Sr. V.P.

Douglas B. Wagner - Senior VP Jackson's
Grant Real Estate Co., LLC by JG
Development Co., LC its Manager

Jackson's Grant Real Estate Co., LLC

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

Revised May 2016

SUBNE - 2019 - 00021

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

"I DO HEREBY AFFIRM that I signed the preceding page as the applicant pursuant to the Non-enforcement of Drainage Easement on the WILLIAMS CREEK Drain in the JACKSON'S GRANT ON WILLIAMS CREEK-SECTION 7 Subdivision."

Dated this 9th day of JANUARY, 20 20.

SIGNED:

BY: Douglas B. Wagner

Printed Name: DOUGLAS B. WAGNER, SR. V.P.

This section to be completed by Notary

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Subscribed and sworn to before me, a Notary Public, this 9th day of JANUARY, 20 20, personally appeared the within named DOUGLAS B. WAGNER and acknowledged the execution of the foregoing affirmation.

WITNESS my hand and official seal.



Candil McKinnies-Shreve
Notary Public,

Candil McKinnies-Shreve
Printed Name

Residing in Hamilton County, IN

My Commission Expires: 02/07/2020



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

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

June 19, 2020

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

Attention: Kent Ward

Re: Jackson's Grant on Williams Creek, Section 7

Dear Mr. Ward:

On behalf of the developer Jackson's Grant Real Estate Company, LLC by JG Development Company, LLC its manager, please accept this Engineer's Estimate (opinions of cost representing our best judgement and not a guarantee of actual construction costs) for Jackson's Grant on Williams Creek, Section 7. The estimate is as follows:

Jackson's Grant on Williams Creek, Section 7

Storm Sewer

	QUANTITY	UNIT	UNIT COST	TOTALS
Small Beehive	4	EA	\$2,250.00	\$9,000.00
Large Beehive	4	EA	\$2,650.00	\$10,600.00
Large Curb Inlet	1	EA	\$2,800.00	\$2,800.00
Small Curb Inlet	1	EA	\$2,100.00	\$2,100.00
Mobilization	1	LS	\$1,350.00	\$1,350.00
12" RCP	1,187	LF	\$29.00	\$34,423.00
15" RCP	571	LF	\$33.00	\$18,843.00
21" RCP	164	LF	\$45.00	\$7,380.00
12" End Section W/ Debris Guard	1	EA	\$1,850.00	\$1,850.00
15" End Section W/ Debris Guard	1	EA	\$2,000.00	\$2,000.00
21" End Section W/ Debris Guard	1	EA	\$2,400.00	\$2,400.00
SSD Street	2,172	EA	\$13.50	\$29,322.00
SSD Swale	1,718	EA	\$10.45	\$17,953.10
SSD Services	11	EA	\$150.00	\$1,650.00
SSD Risers	9	EA	\$465.00	\$4,185.00

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

Bedding #8	402	TONS	\$24.25	\$9,748.50
Granular Fill #53	280	TONS	\$21.00	\$5,880.00
Rip-Rap	30	TONS	\$50.00	\$1,500.00
Total Price for above Storm Sewer Items				\$162,984.60

Monumentation

	QTY	UNIT	UNIT \$	TOTAL
Centerline Monuments	5	EA	\$240.00	\$1,200.00
Lot Corners	17	EA	\$120.00	\$2,040.00
Total Price for above Monument Items				\$3,240.00

Grand Total **\$166,224.60**

If you have any questions regarding these estimates, please contact Brian K. Robinson at brobinson@stoepfelwerth.com or his direct line at (317) 570-4841.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

David J. Stoepfelwerth

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



Cc: Doug Wagner
Matt Harlan

BKR/meb
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